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CITY SECRETARY
DALLAS, TEXAS



City of Dallas
AGENDA

Public Notice

250076

POSTED CITY SECRETARY
DALLAS, TX

BOARD OF ADJUSTMENT (PANEL A)

**JANUARY 21, 2025, 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/boa0121>

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 **Monday, January 20, 2025**. 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 **Lunes, 20 de Enero, 2025**. 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]

MISCELLANEOUS ITEM(S)

- Approval of Panel A Minutes – December 9, 2024

BDA245-009_FR1(BT) 607 W. Davis Street 1
REQUEST: Application of Sudduha Sham for a fee reimbursement for fees paid for **(1)** a variance to the front-yard setback regulations.

UNCONTESTED CASE(S)

BDA234-100(BT) 603 S. Buckner Boulevard 2
REQUEST: Application of Mohanad Albadri for **(1)** a special exception to enlarge a nonconforming use.

BDA245-009(BT) 607 W. Davis Street 3
REQUEST: Application of Sudduha Sham for **(1)** a variance to the front-yard setback regulations.

BDA245-002(CJ) 10115 San Lorenzo Avenue 4
REQUEST: Application of Monica Hernandez for **(1)** a special exception to the single-family use regulations and for **(2)** a variance to the maximum height regulations.

BDA245-003(CJ) 4544 Royal Lane 5
REQUEST: Application of Richard Powell for **(1)** a special exception to the fence height regulations.

HOLDOVER

BDA234-156(BT) 6529 Victoria Avenue 6
REQUEST: Application of Daniel Le for **(1)** a variance to the maximum height requirements and for **(2)** a variance to the maximum height requirements.

INDIVIDUAL CASES

BDA245-011(CJ) 4511 Stigall Street 7
REQUEST: Application of Tracy Jordan for **(1)** a variance to the maximum building height regulations.



BOARD OF ADJUSTMENT

Panel A Minutes

December 9, 2024

DRAFT

Council Chambers 6ES
24923176153@dallascityhall.webex.com

David A. Neumann, Chairman

PRESENT: [5]

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

ABSENT: [0]

Chairman David A. Neumann called the briefing to order at **10:30 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.

No Public Speakers

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, November 19, 2024, Meeting Minutes.

Motion was made to approve Panel A, November 19, 2024, Public Hearing Minutes.

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	

1. BDA234-143_FR1

4516 Hopkins Avenue

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 fees paid for the application submittal for 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.

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-143_FR1 on application of Baldwin Associates, **GRANT** the request to the reimbursement of the filing fees paid in association with the request for (1) a variance to the height regulations, (2) variance to the lot coverage regulations, (3) variance to the height regulations, and (4) variance to the height regulations as requested by this applicant because our evaluation of the property and testimony shows that the payment of the fee would result in substantial financial hardship to this applicant.

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

2. BDA234-144_FR1

4500 Hopkins Avenue

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 fees paid for the application submittal for 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.

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-144_FR1 on application of Baldwin Associates, **GRANT** the request to the reimbursement of the filing fees paid in association with the request for (1) a variance to the height regulations and (2) variance to the lot coverage regulations as requested by this applicant because our evaluation of the property and testimony shows that the payment of the fee would result in substantial financial hardship to this applicant.

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

3. BDA234-145_FR1

4604 Hopkins Avenue

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 fees paid for the application submittal for 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.

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-145_FR1 on application of Baldwin Associates, **GRANT** the request to the reimbursement of the filing fees paid in association with the request for (1) a variance to the height regulations, (2) variance to the lot coverage regulations, (3) variance to the height regulations, and (4) variance to the height regulations as requested by this applicant because our evaluation of the property and testimony shows that the payment of the fee would result in substantial financial hardship to this applicant.

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

4. BDA234-156_FR1

6529 Victoria Avenue

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 fees paid for the application submittal for 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.

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-156_FR1 on application of Daniel Le, GRANT the request to the reimbursement of the filing fees paid in association with the request for (1) a variance to the maximum height requirements and (2) variance to the maximum height requirements as requested by this applicant because our evaluation of the property and testimony shows that the payment of the fee would result in substantial financial hardship to this applicant.

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

CONSENT ITEMS

5. 2121 Irving Boulevard

BDA234-147(CJ)

This item was moved to Individual Cases

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 Planning and Development 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.

Speakers:

For: Skye Thibodeaux, PO Box 206037, Plano TX
 Howell Beavair, 5310 Harvest Hill Rd., Dallas TX 75230

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 234-147, on application of Steve Oden Jr. represented by Skye Thibodeaux, **DENY** the special exception to the parking regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows this special exception will increase traffic hazards or increase traffic congestion on adjacent or nearby streets, and the parking demand generated by the use warrants the number of required parking spaces.

Maker:	Michael Hopkovitz				
Second:	No Second				
Results:					Motion to deny fails

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 234-147, on application of Steve Oden Jr. represented by Skye Thibodeaux, **GRANT** the request of this applicant to provide 420 off-street parking spaces to the off-street parking regulations contained in the Dallas Development Code, as amended, which requires 476 off-street parking spaces, because our evaluation of the property use and the testimony shows that this special exception will not increase traffic hazards or increase traffic congestion on adjacent or nearby streets, and the parking demand generated by the use does not warrant the number of required parking spaces. This special exception is granted for a multifamily use only.

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

The special exception of 56 spaces shall automatically and immediately terminate if and when the multifamily use is changed or discontinued.

Maker:	Jay Narey				
Second:	Rachel Hayden				
Results:	4-1				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Rachel Hayden & Jay Narey
		Against:	-	1	Michael Hopkovitz

6. 7038 Greenville Avenue
 BDA234-148(CJ)

This item was moved to Individual Cases

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:

(2) 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 Planning and Development 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.

Speakers:

For: Rob Baldwin, 3904 Elm Street # B, Dallas TX 75226
Lloyd Denman, 2928 Westminster, Dallas TX 75205

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-148, on application of Rob Baldwin, **GRANT** the 18-space variance to the parking regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

1. Compliance with the most recent version of all submitted plans are required.
2. This variance shall automatically and immediately terminate if and when the custom business service use is changed or discontinued.

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

7. 726 W. Greenbriar Lane
BDA234-141(BT)

This item was moved to Individual Cases

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:

- Site: R-7.5(A) (Single Family District)
- North: R-7.5(A) (Single Family District)
- East: R-7.5(A) (Single Family District)
- South: R-7.5(A) (Single Family District)
- West: 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 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.

Speakers:

For: Charlotte Youngquist, 726 W. Greenbriar Ln, Dallas TX 75208
Peter Kavanaugh, 305 W. Greenbriar, Dallas TX 75208

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 234-141, on application of Charlotte Youngquist, **GRANT** the 8-foot special exception to the front-yard setback regulation for carports contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not have a detrimental impact on surrounding properties and there is not adequate vehicular access to an area behind the required front building line that would accommodate a parking space.

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

1. Compliance with the most recent version of all submitted plans are required.
2. Storage of items other than motor vehicles is prohibited in the carport.

Maker:	Jay Narey				
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	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 234-141, on application of Charlotte Youngquist, **GRANT** the 2-foot 6-inch special exception to the side-yard setback regulation for carports contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not have a detrimental impact on surrounding properties.

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

1. Compliance with the most recent version of all submitted plans are required.
2. Storage of items other than motor vehicles is prohibited in the carport.

Maker:	Jay Narey				
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	

INDIVIDUAL CASES

8. 4516 Hopkins Avenue 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:

- (3) A request for a variance to the height regulations;
- (4) A request for a variance to lot coverage;
- (5) A request for a variance to the height regulations; and
- (6) 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:

- (D) **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.
- (E) **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
- (F) **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.

Speakers:

For: Rob Baldwin, 3904 Elm Street # B, Dallas TX 75226

Against: Zac Thompson, 4715 University Blvd, Dallas TX 75209

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 234-143, on application of Baldwin Associates, **GRANT** the 1-foot 5-inch variance to the maximum building height regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

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

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 234-143, on application of Baldwin Associates, **GRANT** the 10 percent variance to the maximum lot coverage regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

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

Motion # 3

I move that the Board of Adjustment, in Appeal No. BDA 234-143, on application of Baldwin Associates, **GRANT** the 2-foot 4-inch variance to the overall building height regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	4-1				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey
		Against:	-	1	Michael Hopkovitz

Motion # 4

I move that the Board of Adjustment, in Appeal No. BDA 234-143, on application of Baldwin Associates, **GRANT** the 12-foot 7-inch variance to the roof height regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code,

as amended, would result in unnecessary hardship to this applicant.

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

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

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	4-1				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey
		Against:	-	1	Michael Hopkovitz

9. 4500 Hopkins Avenue
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:

- (7) A request for a variance to the height regulations; and
- (8) 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:

- (G) **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.
- (H) **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

- (l) **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:

- D. Not contrary to the public interest as no letters of opposition were received.
- E. 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.
- F. 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:

- D. Not contrary to the public interest as no letters of opposition were received.
- E. 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.
- F. 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:
 - 4) 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.
 - 5) 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

- 6) 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 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.

Speakers:

For: Rob Baldwin, 3904 Elm St. # B, Dallas TX 75226

Against: Zac Thompson, 4715 University Blvd, Dallas TX 75209
Jonathan Maples, 6525 Oriole Dr, Dallas TX 75209
Kemeshia Richardson, 7314 Kenwell St, Dallas TX 75209

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 234-144, on application of Baldwin Associates, **GRANT** the 10 percent variance to the maximum lot coverage regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

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

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 234-144, on application of Baldwin Associates, **GRANT** the 7-foot 7-inch variance to the roof height regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

Maker:	David Neumann				
Second:	Katheen Davis				
Results:	4-1				Motion to grant

		Ayes:	-	4	David A. Neumann, Rachel Hayden, Kathleen Davis and Jay Narey
		Against:	-	1	Michael Hopkovitz

10. 4604 Hopkins Avenue
 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:

- (9) A request for a variance to the height regulations;
- (10) a variance to lot coverage; A request for
- (11) a variance to the height regulations; and A request for
- (12) a variance to the height regulations. A request for

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:

- (J) **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.

- (K) **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
- (L) **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:

- G. Not contrary to the public interest as no letters of opposition were received.
- H. 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.
- I. 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:

- G. Not contrary to the public interest as no letters of opposition were received.
- H. 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.
- I. 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:

- D. Not contrary to the public interest as no letters of opposition were received.
- E. 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.
- F. 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:

- D. Not contrary to the public interest as no letters of opposition were received.
- E. 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.
- F. 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:
 - 7) 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.
 - 8) 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
 - 9) 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.

Speakers:

- For: Rob Baldwin, 3904 Elm St. # B, Dallas TX 75226
- Against: Zac Thompson, 4715 University Blvd, Dallas TX 75209
Jonathan Maples, 6525 Oriole Dr, Dallas TX 75209
Kemeshia Richardson, 7314 Kenwell St, Dallas TX 75209

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 234-145, on application of Baldwin Associates, **GRANT** the 10-1/2-inch variance to the maximum building height regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

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 Withdrawn

Maker:	David Neumann				
Second:	Kathleen Davis				

Motion # 2

I move that the Board of Adjustment, in Appeal No. BDA 234-147, hold this matter under advisement until January 21, 2025.

Maker:	David Neumann				
Second:	Kathleen Davis				

Motion Withdrawn

Maker:	David Neumann				
Second:	Kathleen Davis				

Motion # 3

I move that the Board of Adjustment, in Appeal No. BDA 234-145, on application of Baldwin Associates, **DENY** the variance to the maximum building height regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	3-2				Motion to deny
		Ayes:	-	3	Kathleen Davis, Rachel Hayden & Jay Narey
		Against:	-	2	David Neumann and Michael Hopkovitz

Motion # 4

I move that the Board of Adjustment, in Appeal No. BDA 234-145, on application of Baldwin Associates, **GRANT** the 10 percent variance to the maximum lot coverage regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	5-0 unanimously				Motion to grant
		Ayes:	-	5	David Neumann, Kathleen Davis, Rachel Hayden, Michael Hopkovitz & Jay Narey
		Against:	-	0	

Motion # 5

I move that the Board of Adjustment, in Appeal No. BDA 234-145, on application of Baldwin Associates, **GRANT** the 11-inch variance to the overall building height regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

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

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

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	3-2				Motion to grant fails
		Ayes:	-	3	David Neumann, Kathleen Davis, Rachel Hayden
		Against:	-	2	Michael Hopkovitz & Jay Narey

Motion # 6

I move that the Board of Adjustment, in Appeal No. BDA 234-145, on application of Baldwin Associates, **DENY** the variance to the overall building height regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	David Neumann			
Second:	Kathleen Davis			
Results:	4-1			Motion to deny
		Ayes:	- 4	David Neumann, Kathleen Davis, Rachel Hayden & Jay Narey
		Against:	- 1	Michael Hopkovitz

Motion # 7

I move that the Board of Adjustment, in Appeal No. BDA 234-145, on application of Baldwin Associates, **DENY** the variance to the roof height regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Kathleen Davis			
Second:	Jay Narey			
Results:	4-1			Motion to deny
		Ayes:	- 4	David Neumann, Kathleen Davis, Rachel Hayden & Jay Narey
		Against:	- 1	Michael Hopkovitz

11. 6529 Victoria Avenue

BDA234-156(BT)

****Board Member Kathleen Davis left at 5:42 pm****

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:

- (13) A request for a variance to the height regulations; and
- (14) 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:

- (M) **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.
- (N) **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
- (O) **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:

- J. Not contrary to the public interest as no letters of opposition were received.
- K. 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.
- L. 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:

- G. Not contrary to the public interest as no letters of opposition were received.
- H. 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.
- I. 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:
 - 10) 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.
 - 11) 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
 - 12) 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: Planning and Development 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.
- December 9, 2024: The Board of Adjustment Panel **A**, at its public hearing held on Monday, December 9, 2024, moved to **HOLD** this matter under advisement until **January 21, 2025**.
- December 24, 2024: Planning and Development 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis; and January 10, 2025, 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.
- January 2, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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

Against: Zac Thompson, 4715 University Blvd, Dallas TX 75209
Jonathan Maples, 6525 Oriole Dr, Dallas TX 75209
Kemeshia Richardson, 7314 Kenwell St, Dallas TX 75209
Gus Perez, 7811 Morton St., Dallas TX 75209

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-156, **HOLD** this matter under advisement until **January 21, 2025**.

Maker:	David Neumann				
Second:	Jay Narey				
Results:	4-0 Unanimously				Motion to hold
		Ayes:	-	4	David A. Neumann, Rachel Hayden, Michael Hopkovitz and Jay Narey
		Against:	-	0	

****Recess at 2:59 – 3:05 pm****

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman Neumann entertained a motion to adjourn at 6:09 p.m.

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: BDA245-009_FR1(BT)

BUILDING OFFICIAL'S REPORT: Application of Sudduha Sham for **(1)** fee reimbursement for a variance to the front-yard setback regulations, at **607 W DAVIS STREET**. This property is more fully described as Block A/3438 Lot 2A, and is zoned PD-830 (Subdistrict 6).

LOCATION: 607 W Davis Street

APPLICANT: Sudduha Sham

REQUEST:

- (1) The applicant is requesting a fee reimbursement for a variance to the front-yard setback regulations at 607 W Davis Street.

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. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

FILE NUMBER: BDA234-100(BT)

BUILDING OFFICIAL'S REPORT: Application of Mohanad Albadri for **(1)** a special exception to enlarge a nonconforming use at **630 S BUCKNER BOULEVARD**. This property is more fully described as Block 6340, Lots 1A and parts of Lots 1 and 2, and is zoned PD-366 (Subarea 2A), which limits the legal uses in a zoning district. The applicant proposes to enlarge a nonconforming vehicle, display, sales and service use, which will require **(1)** a special exception to the nonconforming use regulations.

LOCATION: 630 S Buckner Boulevard

APPLICANT: Mohanad Albadri

REPRESENTED BY: Jennifer Hiromoto

REQUEST:

(1) A special exception to the nonconforming use regulations.

STANDARD FOR A SPECIAL EXCEPTION:

SEC. 51A-4.704(b)(5) Enlargement of a nonconforming use.

(A) In this subsection, enlargement of a nonconforming use means any enlargement of the physical aspects of a nonconforming use, including any increase in height, floor area, number of dwelling units, or the area in which the nonconforming use operates.

(B) The board may allow the enlargement of a nonconforming use when, in the opinion of the board, the enlargement:

- (i) **does not prolong the life of the nonconforming use;**
- (ii) **would have been permitted** under the zoning regulations that existed when the nonconforming use was originally established by right; and
- (iii) **will not have an adverse effect** on the surrounding area.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-366 (Subarea 2A)
North: PD-366 (Subarea 2A)
East: R-7.5(A)

South: PD-366 (Subarea 2A)
West: PD-366 (Subarea 2A)

Land Use:

The subject site is vehicle, display, sales and service use and surrounding properties to the north, south, and west are developed with various uses. To the east are undeveloped lots.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Mohanad Albadri represented by Jennifer Hiromoto for the property located at 630 S Buckner Boulevard focuses on 1 request relating to a special exception to enlarge a nonconforming use.
- As illustrated on the submitted site plan, floor plans, and elevations, the applicant is proposing to maintain existing structure located on the subject site.
- No permit on file or replatting number on file referencing rear lot addition, increasing total lot square footage.
- Referred by City of Dallas zoning staff after submitting for a Certificate of Occupancy (CO).
- Based upon staff’s analysis of the surrounding properties, various uses exist including similar vehicle, display, sales and services.
- S Buckner Boulevard is identified as major thoroughfares.
- Granting the special exceptions allowing the enlargement of a nonconforming use when, in the opinion of the board, the enlargement:
 - (i) **does not prolong the life of the nonconforming use;**
 - (ii) **would have been permitted** under the zoning regulations that existed when the nonconforming use was originally established by right; and
 - (iii) **will not have an adverse effect** on the surrounding area.
- 200’ Radius Video:

Timeline:

June 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.

July 9, 2024: The Board of Adjustment staff postpone this case until additional information was provided by the applicant in reference to legal building site determination letter or early release letter associated with replat.

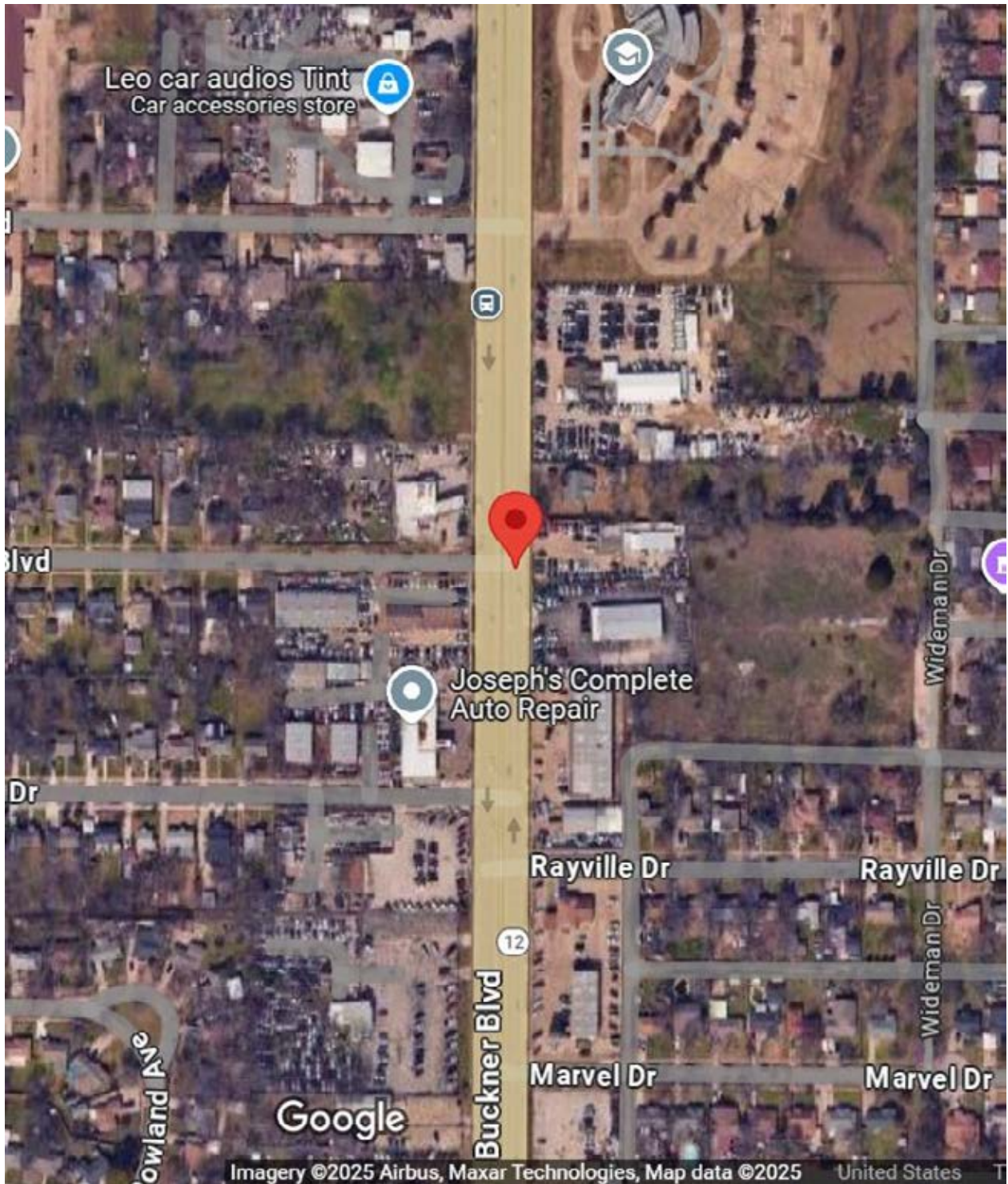
November 20, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

December 24, 2024: Planning and Development Department Senior Planner emailed the applicant the following information:

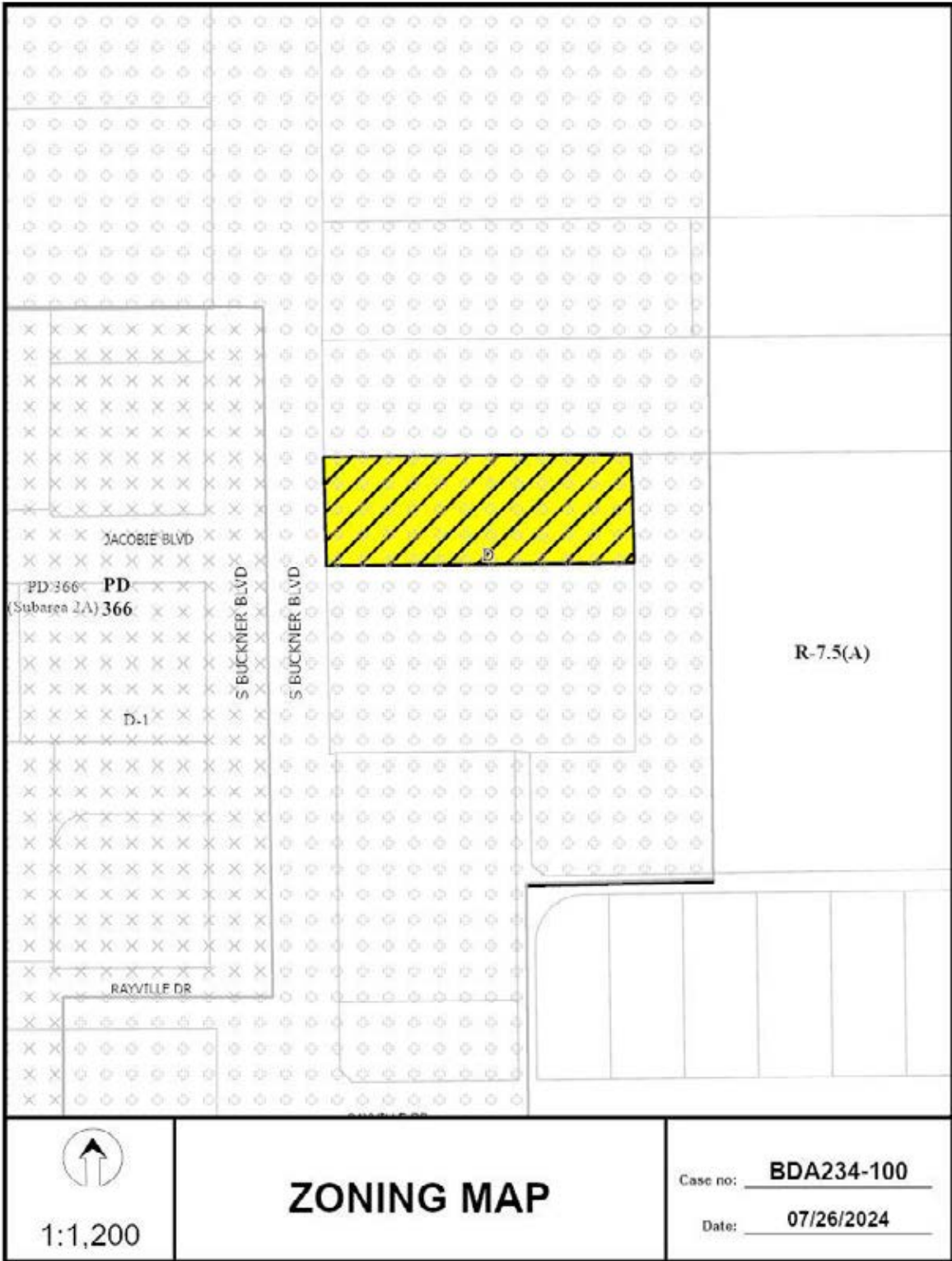
- an attachment that provided the public hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis; and January 10, 2025, deadline to submit additional evidence to be incorporated into the board’s docket 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.


January 2, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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.




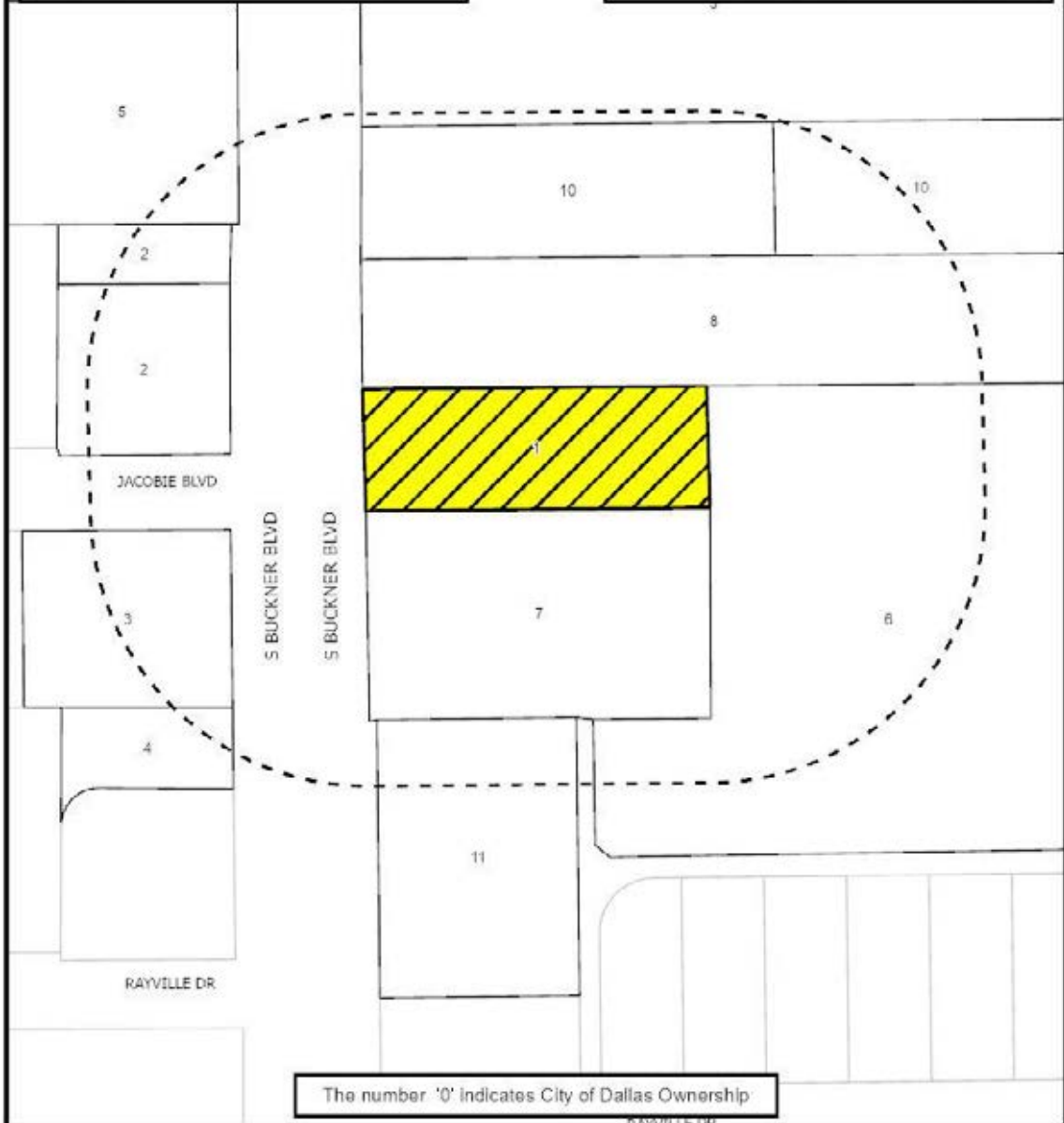
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 United States

 1:1,200	AERIAL MAP	Case no: <u>BDA234-100</u> Date: <u>07/26/2024</u>
------------------------------------------------------------------------------------------------	-------------------	-------------------------------------------------------



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.



 1:1,200	<h2>NOTIFICATION</h2> <p>200' AREA OF NOTIFICATION</p> <p>11 NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Case no: BDA234-100 Date: 7/26/2024
------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------	------------------------------------------------------

07/26/2024

Notification List of Property Owners

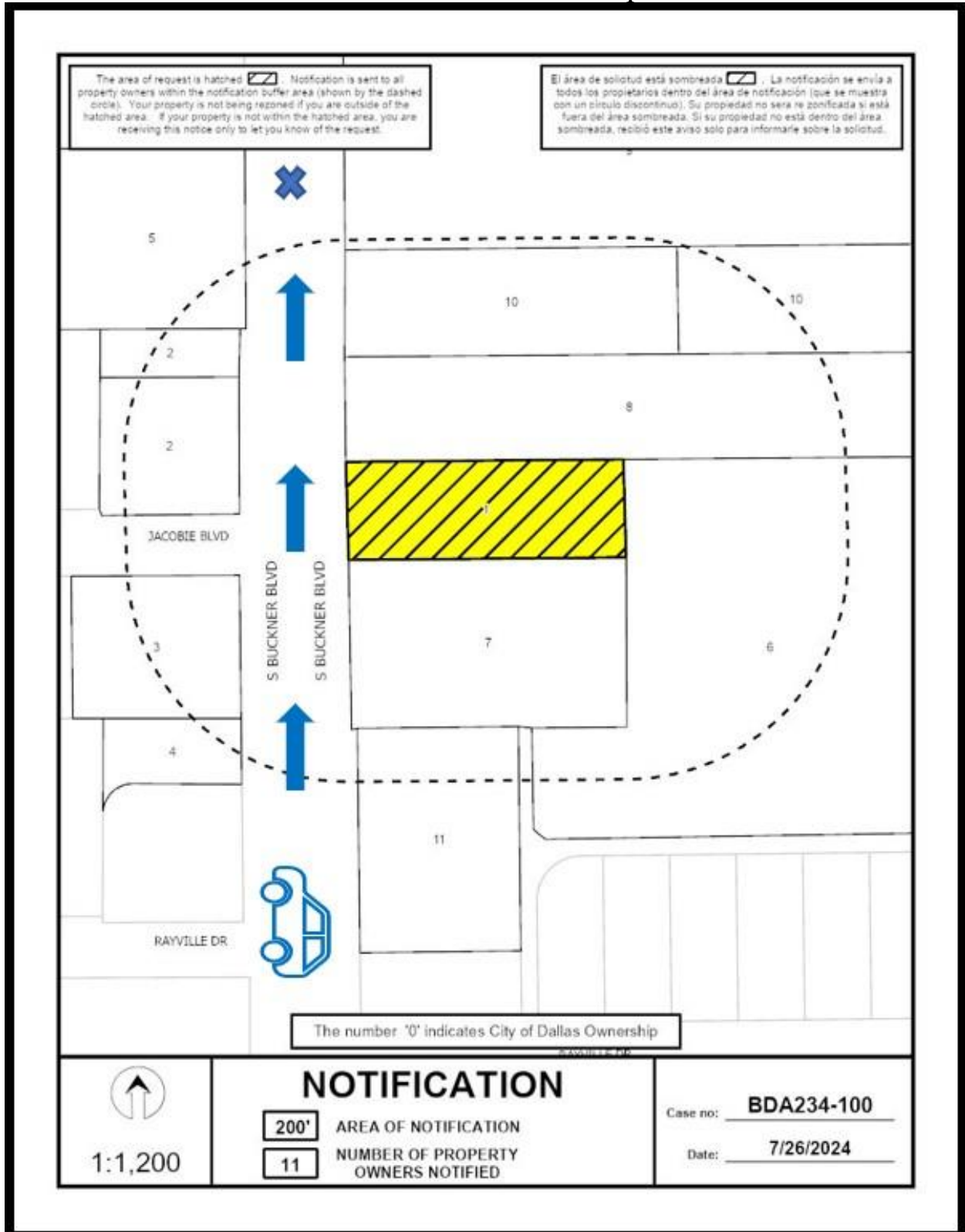
BDA234-100

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	630 S BUCKNER BLVD	KHAN BUCKNER PROPERTIES LLC
2	701 S BUCKNER BLVD	BEVRO PROPERTIES LP
3	623 S BUCKNER BLVD	JOE DONIHOOS FAMILY RENTAL INC
4	615 S BUCKNER BLVD	CLASEN ROBERT KEITH
5	721 S BUCKNER BLVD	JCRB BUCKNER REALTY LP
6	634 S BUCKNER BLVD	Taxpayer at
7	634 S BUCKNER BLVD	HALO DEVELOPMENT INC
8	700 S BUCKNER BLVD	RICHESON DONALD E
9	720 S BUCKNER BLVD	LA PULGA DE AUTOS LLC
10	712 S BUCKNER BLVD	TAPIA RICARDO &
11	606 S BUCKNER BLVD	FIRST CASH LTD

 1:1,200	NOTIFICATION		Case no: BDA234-100
	200' AREA OF NOTIFICATION	11 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 7/26/2024

200' Radius Route Map



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: TUESDAY, JANUARY 21, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

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

BDA234-100(BT) Application of Mohanad Albadri for (1) a special exception to enlarge a nonconforming use at 630 S BUCKNER BOULEVARD. This property is more fully described as Block 6340, Lots 1A and part of Lots 1 and 2, and is zoned PD-366(Subarea 2A), which limits the legal uses in a zoning district. The applicant proposes to enlarge a nonconforming vehicle, display, sales and service use, which will require (1) a special exception to the nonconforming use regulations.

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. 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 Monday, January 20, 2025. 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 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
Letters will be received until 9:00
am the day of the hearing.

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



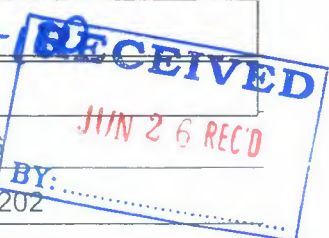
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-



Data Relative to Subject Property: _____

Date: _____

Location address: 630 S Buckner Blvd

Zoning District: PD #366

Lot No.: _____
1A PT Lots 1 & 2

Block No.: 6340

Acreage: 0.5338

Census Tract: 48113009202

Street Frontage (in Feet): 1) 88.44 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Khan Buckner Properties LLC

Applicant: Mohamad Albadri Telephone: 214 780-6824

Mailing Address: 630 S Buckner Blvd Zip Code: 75217

E-mail Address: Autohutus@gmail.com

Represented by: Mohamed Albadri and Ali Telephone: 214 780 6824

Mailing Address: 630 S Buckner Blvd Zip Code: 75217

E-mail Address: Autohutus@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of Enlargement of a non-conforming use.

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:

Obtain a building permit to an existing building when I rented the property.

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.

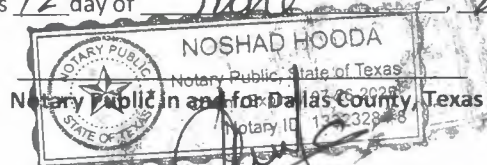
Affidavit

Before me the undersigned on this day personally appeared Mohamad Albadri
(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 12th day of June, 2024



**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 MOHANAD ALBADRI
represented by Jennifer Hiromoto
did submit a request to (1) enlarge a nonconforming use
at 630 S Buckner Blvd

BDA234-100(BT) Application of Mohanad Albadri for (1) a special exception to enlarge a nonconforming use at 630 S BUCKNER BOULEVARD. This property is more fully described as Block 6340, Lots 1A and part of Lots 1 and 2, and is zoned PD-366(Subarea 2A), which limits the legal uses in a zoning district. The applicant proposes to enlarge a nonconforming vehicle, display, sales and service use, which will require (1) a special exception to the nonconforming use regulations.

Sincerely,


M. Samuell Eskander, PE



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-100

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

at: 630 S Buckner Blvd
(Address of property as stated on application)

Authorize: MOHANAD ALBADRI
(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: Obtain permit for an existing building.
Enlargement of a non-conforming use.

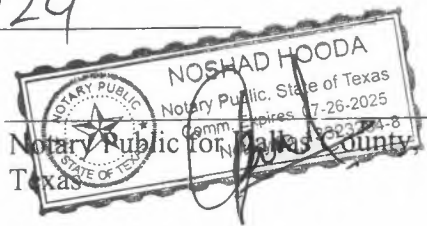
KAMRAN KHAN
Print name of property owner or registered agent

Kamran Khan
Signature of property owner or registered agent

agent Date 6/12/2024

Before me, the undersigned, on this day personally appeared Kamran Khan.

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 12th day of June, 2024



Commission expires on 7/26/2025

ArcGIS Web Map



6/26/2024, 1:35:25 PM



Map data © OpenStreetMap contributors, and the GIS User Community

BDA234-100

AUTOHUT US LLC

To whom it may concern.

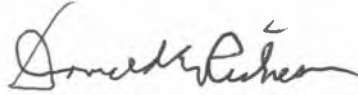
we are trying to obtain a CO under Autohut US LLC. We are not trying to expand or build anything new, your signature will greatly improve our chance of getting Approved by the City of Dallas.

LA PULGA DE AUTOS
712 S BUCKNER BLVD
DALLAS TX 75217



6/14/24

DON RICHESON
700 S. BUCKNER BLVD
DALLAS, TX 75217



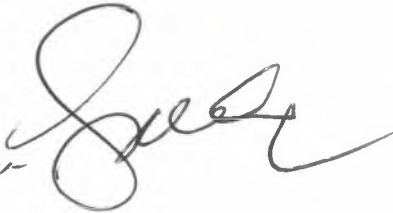
6/14/2024

Drive Casa
624 S Buckner Blvd
Dallas, TX 75217



6/14/24

Josepa's Auto Repair
603 S. Buckner Blvd
Dren TX 75217



6-14-24

GROVE MOTORS
623 S. BUCKNER BLVD.
DALLAS, TEXAS 75217



Cathy gage

6-14-24

BDA234-100



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>Mohamed Albadri</u>	OWNER: <u>Khan Buckner Properties LLC</u>
ADDRESS: <u>630 S Buckner Blvd</u>	STATE: <u>TX</u> ZIP: <u>75217</u>
LOT: <u>1A & P+ Lots 1 & 2</u>	BLOCK: <u>6346</u> ZONING: <u>PD 366 Subarea 2A</u>

<input type="checkbox"/> Variance <input type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Floor area for accessory structures for single family uses <input type="checkbox"/> Height <input type="checkbox"/> Minimum width of sidewalk <input type="checkbox"/> Off-street parking <input type="checkbox"/> Off-street loading <input type="checkbox"/> Landscape regulations <input type="checkbox"/> Other	<input type="checkbox"/> Special Exception <input type="checkbox"/> Fence height and standards <input type="checkbox"/> Visibility triangle obstructions <input type="checkbox"/> Parking demand <input type="checkbox"/> Landscaping <input type="checkbox"/> Additional dwelling unit for a single-family <input type="checkbox"/> Carport <input type="checkbox"/> Non-conforming use <input checked="" type="checkbox"/> Other
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please list the City of Dallas Development Code(s) this project is non-compliant with:
Sec 51A-366.105(c)(8); Sec 51A-4.704(b)(5)(A)(B)

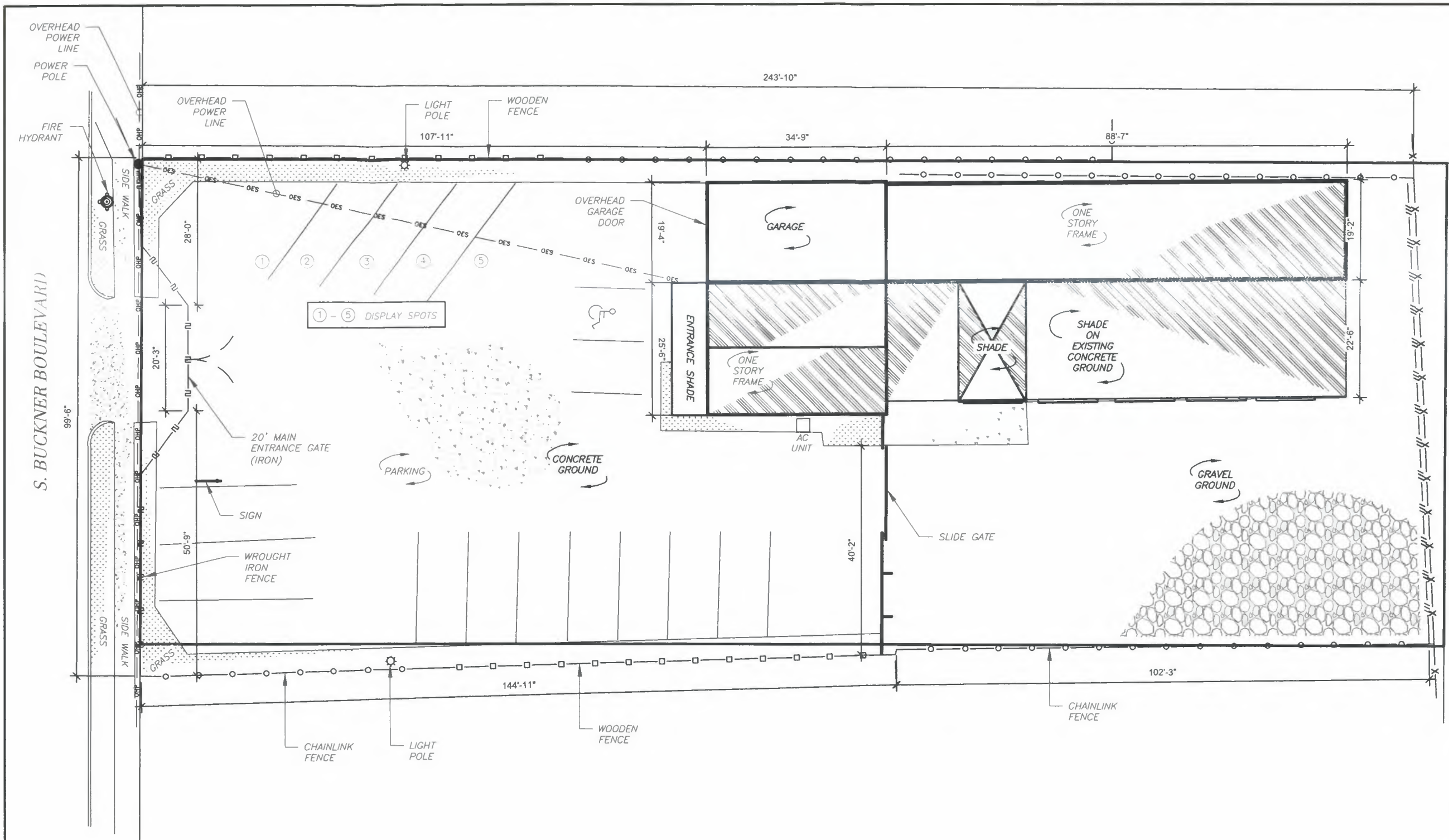
Description: This property is located in PD 366 Subarea 2A. The Vehicle display, sales, and service land use is allowed by SUP. The current land use & CO for vehicle display, sales, and service have non-conforming rights related to no SUP. The applicant proposes to enlarge a non-conforming use.

Alternative resolutions discussed/offered:

Referred by: Brent Johnson Contact: 214-948-4433 Date: 5-1-2024

BDA 234-100





REV.	DESCRIPTION	BY	DATE
0	ISSUED FOR PERMITTING	OA	12/18/23
1	ISSUED FOR PERMITTING	OA	02/25/24

PROJECT NAME:
AUTOHUT US

PROJECT ADDRESS:
 630 S BUCKNER BLVD.
 DALLAS, TX 75217

SEAL:

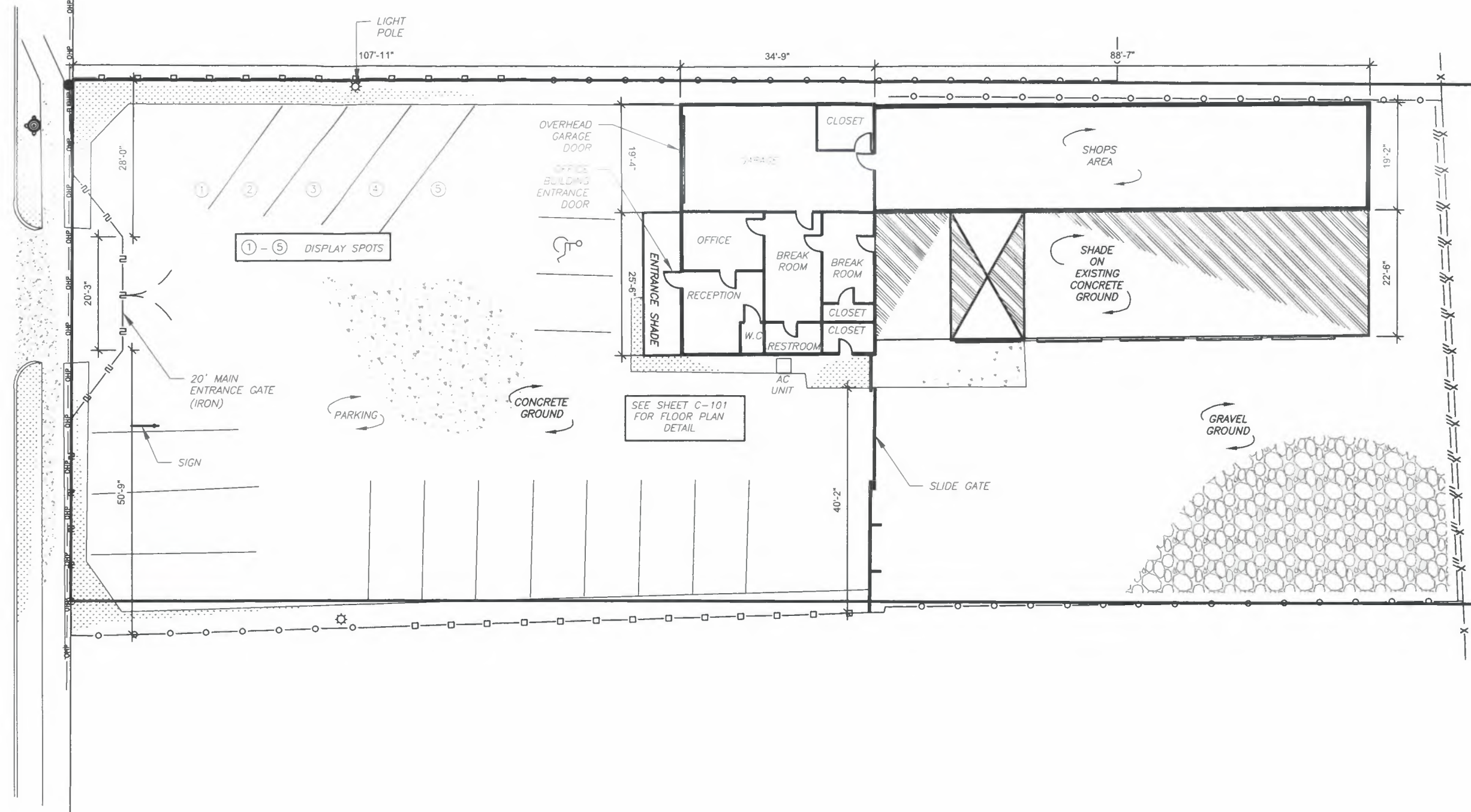
BDA234-100

OVERALL SITE PLAN

SHEET NUMBER: C-001	REVISION: 0
-------------------------------	-----------------------

1 OVERALL SITE PLAN

S. BUCKNER BOULEVARD



REV.	DESCRIPTION	BY	DATE
0	ISSUED FOR PERMITTING	OA	12/18/23
1	ISSUED FOR PERMITTING	OA	02/25/24

PROJECT NAME:
AUTOHUT US

PROJECT ADDRESS:
 630 S BUCKNER BLVD.
 DALLAS, TX 75217

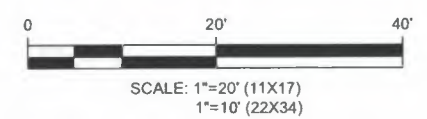
SEAL:

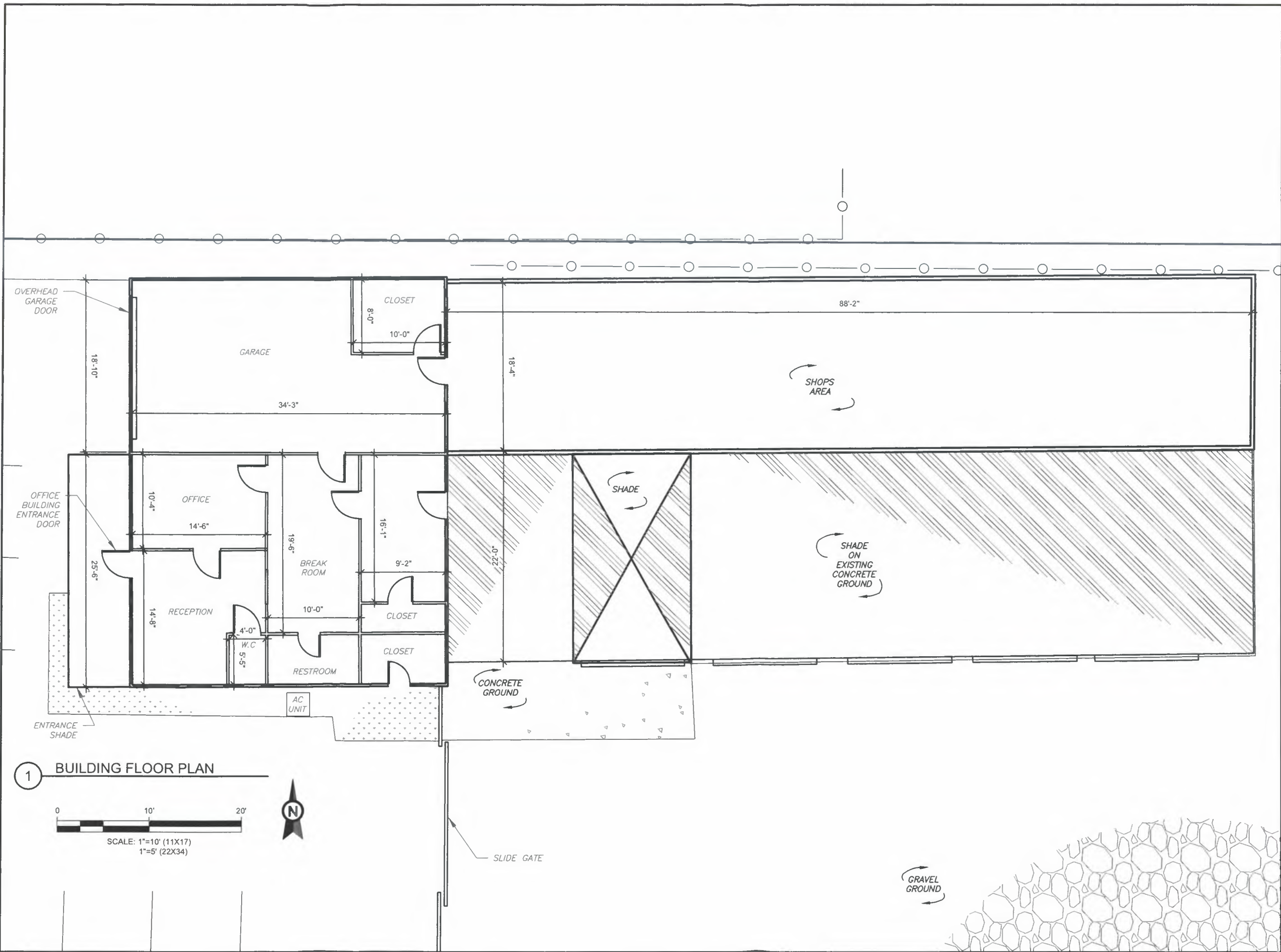
BDA234-100

OVERALL FLOOR PLAN

SHEET NUMBER:	REVISION:
C-002	0

① OVERALL FLOOR PLAN





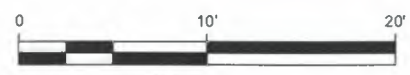
REV.	DESCRIPTION	BY	DATE
0	ISSUED FOR PERMITTING	OA	12/18/23
1	ISSUED FOR PERMITTING	OA	02/25/24

PROJECT NAME:
AUTOHUT US

PROJECT ADDRESS:
 630 S BUCKNER BLVD.
 DALLAS, TX 75217

SEAL:

1 BUILDING FLOOR PLAN

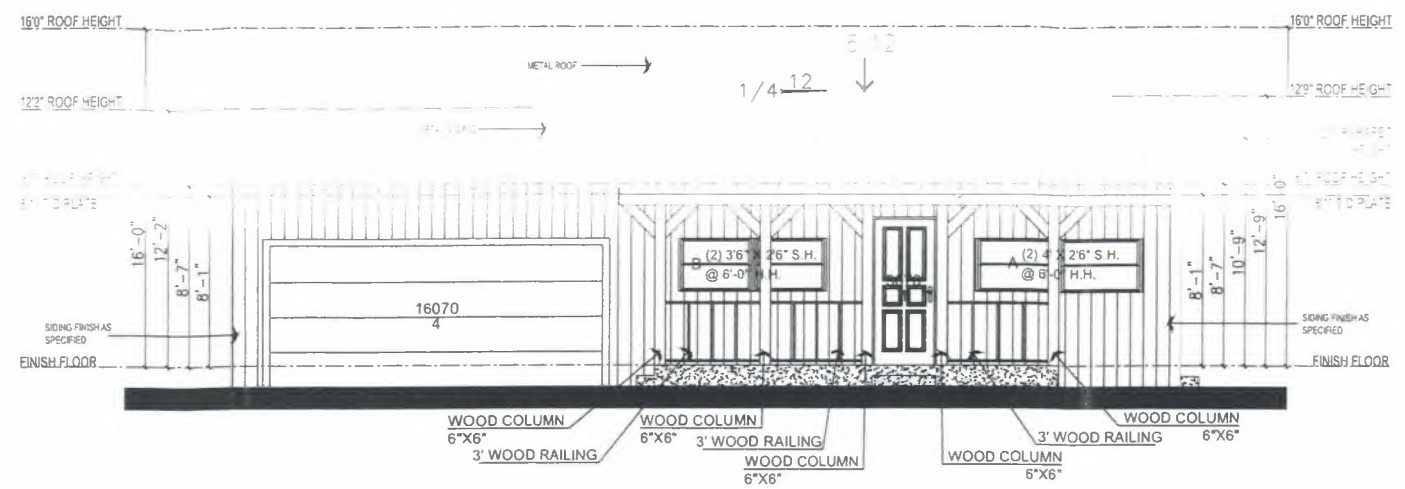


BDA234-100

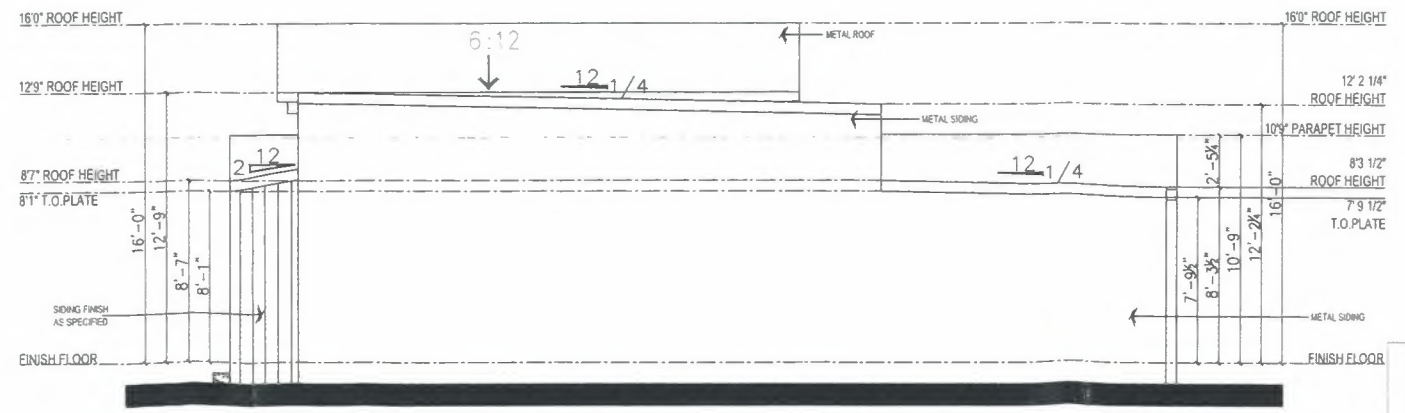
FLOOR PLAN

SHEET NUMBER:
C-101

REVISION:
0



1 FRONT ELEVATION
A2.01 1/4" = 1'-0"



1 REAR ELEVATION
A2.01 1/4" = 1'-0"

SIGNATURE

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE
FB	03/08/2024
FB	03/15/2024

ADDRESS
630 S BUCKNER BLVD
DALLAS, TEXAS
75217

DATE
3/15/24

DRAWN BY
FB

REVIEWED BY
ER

DESCRIPTION
ONE STORY
VEHICLE DISPLAY, SALES AND SERVICE

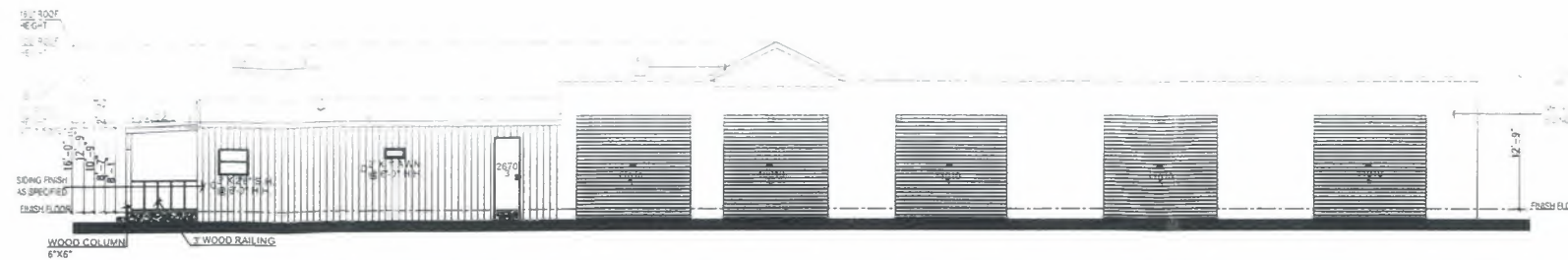
SCALE
1/4" = 1'-0"

SHEET TITLE
ELEVATIONS

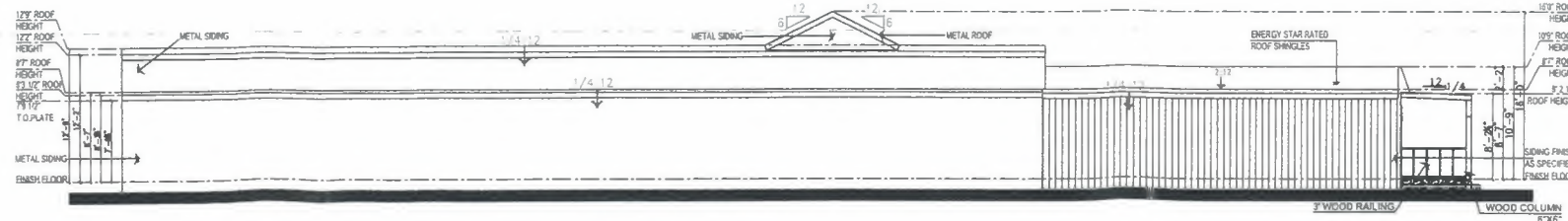
SHEET #
A2.01

FILE NAME
A2.01_ELEVATIONS

BDA234-100



1 RIGHT ELEVATION
A2.02 1/8" = 1'-0"



1 LEFT ELEVATION
A2.02 1/8" = 1'-0"

SIGNATURE

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE
FB	03/08/2024
FB	03/15/2024

ADDRESS
630 S BUCKNER BLVD
DALLAS, TEXAS
75217

DATE
3/15/24

DRAWN BY
FB

REVIEWED BY
ER

DESCRIPTION
ONE STORY
VEHICLE DISPLAY, SALES AND SERVICE

SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATIONS

SHEET #
A2.02

FILE NAME
A2.02_ELEVATIONS

BDA234-100

January 2, 2025

Bryant Thompson, Senior Planner
City of Dallas
Board of Adjustment

RE: 630 S. Buckner Boulevard
BDA234-100

Dear Mr. Thompson,

My firm is assisting Autohut US LLC with their request to enlarge a nonconforming use at the above referenced address. Please accept this written information to supplement the application materials, provide some history of the property, and explain our rationale for the expansion request.

The property is zoned PD 366 Subarea 2A, requiring a Specific Use Permit (SUP) for vehicle display, sales, or service use. The lack of an SUP makes this use at the subject property nonconforming. This SUP requirement was introduced in August 2017, following an authorized hearing that amended PD 366, reorganized subareas, and revised land uses. Before this change, the property was zoned PD 366 Subarea 2, and the use was allowed by right. PD 366 itself was established in 1992.

The following is a timeline of permit history for the subject property:

- 1963: Earliest permit record of commercial use.
- 1979: Earliest record of auto sales land use.
- 1989: Building permit issued, triggering landscaping and platting of Lot 1A; specific construction details or purpose for the permit are unavailable. Notably, Lot 1A excludes the carport area.
- 1995: Building permit for a carport issued, with "no site plan review" noted; the intended purpose of the carport is unclear.
- 2009: Building permit for roof replacement issued but expired due to incomplete inspections. Roof work included a space tall enough to house a recreational vehicle.
- 2020–2021: Carport remodeled for service bays without a permit. Google Street View images from April 2021 show doors added to the structure.

The property's permit history also includes four Certificates of Occupancy (COs) issued since the carport's construction, none of which mention the carport's use until 2021. COs require site inspections, indicating that the carport's location and structure were deemed acceptable by field inspectors at those times. The 2021 CO, however, includes remarks by plan review staff restricting

the use of the eastern portion of the site, likely as a compromise to allow the nonconforming use to continue despite the inconsistent permit history.

The lack of clarity in permit records and the complexities of zoning regulations may have led property owners or contractors to believe that enclosing the carport would not require a permit or alter the land use. While the carport had visible walls prior to 2020, its open south facade met the definition of a carport. During the COVID-19 pandemic, when the Oak Cliff Municipal Center was partially closed, it is reasonable to assume that the addition of doors without a permit was a decision made due to inaccessibility or difficulty of permitting resources. Additionally, the ambiguity in the 1995 permit regarding the carport's intended use—storage, service area, or off-street parking—complicates matters. If the carport had been explicitly classified as floor area, the addition of doors could reasonably be seen as a remodel consistent with a nonconforming use, which does not require Board approval.

Based on this history and the 2017 zoning change, the enlargement of the nonconforming use primarily relates to enclosing the carport. This request seeks approval to allow the carport remodel permit and a subsequent plat application to address both the unpermitted construction and a 30-year-old platting oversight. The new building permit will also trigger landscaping improvements, which the owner is prepared to implement.

BDA234-100 was filed in June 2024 but delayed by Board staff to confirm the technical feasibility of platting the property. This clarification was achieved in late December only after my firm's involvement and work with Zoning and Subdivision staff. We appreciate the staff's attention to detail and we are eager to move forward on this request.

We believe this request meets the criteria of 51A-4.704(b)(5) for the following reasons:

1. The carport structure has been permitted and used for vehicle display, sales, or service since 1995.
2. The proposed plat addresses the need for platting from the carport's initial construction.
3. The carport remodel would have been approved prior to the 2017 SUP requirement.
4. The request will not adversely affect the surrounding area, as evidenced by written support from neighboring properties, included with the original application materials for this case.

Thank you for your consideration of this request. Please let me know if additional information is needed.

Thank you,



Jennifer Hiromoto

Permit # 9509261038

Issue Date: 09/26/1995

Sustainable Construction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Address: 630 S BUCKNER BLVD 75217

Land Use Description: VEHICLE DISPLAY, SALES AND SERVICE

Work Description: CARPORT

Value Of Work: \$700.00

Owner Or Tenant: JERRY MOFFETT
000630 S BUCKNER BLVD DALLAS TX 75217

Applicant: JERRY MOFFETT

Contractor: MOFFETT, JERRY

Business Address: 630 S BUCKNER BLVD, DALLAS, TX 75217

Telephone: 214/398-2078 Fax: 000/000-0000

Lot:	01A	Block:	000/63	Zoning:	CR	PDD:	0	SUP:	
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0	Park Agrmt:	N
Dwlg Units:	0	Stories:	1	New Area:	600	Lot Area:	0	Total Area:	0
Type Const:	VN	Sprinkler:		Occ Code:	R3	Occ Load:			
Inches Of Removed Trees:									

SUBJ TO FLD INSP APPROVAL - PLAN REVIEW WAIVED

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS DOCUMENT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.

Certificate of Occupancy

This Certificate of Occupancy is a reprint from Building Inspection files

Address: 630 S BUCKNER BLVD 75217

Owner: TONIA STEVENS
8811 STULTS RD
DALLAS, TX 75243

DBA: BNB WHEELS TIRES & ACCESSORIES

Land Use: (5511) VEHICLE DISPLAY, SALES AND SERVICE

C.O.#: 2101191093

Issued Date: 01/22/2021

Lot:	1A	Block:	6340	Zoning:	PD-366	PDD:	366	SUP:	
Historic Dist:		Consrv Dist:	Buckner Boul	Pro Park:	8	Req Park:	8	Park Agrmt:	N
Dwlg Units:		Stories:		Occ Code:	B	Lot Area:	23252	Total Area:	875
Type Const:	VB	Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: This Certificate of Occupancy covers the front 145 ft area of the lot. This includes the Western/Front parking area and Western/front building only. Must comply with approved site plan. The Eastern portion/back area should be not be used.

This certificate shall be displayed on the above premise at all times.

FILE NUMBER: BDA245-009(BT)

BUILDING OFFICIAL'S REPORT: Application of Sudduha Sham for **(1)** a variance to the front-yard setback regulations, at **607 W DAVIS STREET**. This property is more fully described as Block A/3438 Lot 2A, and is zoned PD-830 (Subarea 6), which requires a front-yard setback of 10-feet. The applicant proposes to construct and/or maintain a nonresidential structure and provide a 0-foot which will require **(1)** a 10-foot variance to the front-yard setback regulations.

LOCATION: 607 W Davis Street

APPLICANT: Sudduha Sham

REQUEST:

- (1) A request for a variance to the front-yard setback 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:

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.
- B. Lot is restrictive in buildable **area**, shape, or slope. The subject site has street frontage on both W Davis Street and on Fouraker Street therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning conservation district.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

- Site: PD-830 Subdistrict 6
- North: PD-830 Subdistrict 6 & PD-830 Subdistrict 4
- East: PD-830 Subdistrict 6 & PD-160
- South: PD-830 Subdistrict 6
- West: PD-830 Subdistrict 6

Land Use:

The subject site is currently developed with a convenience store and gas station. The surrounding area mainly consists of retail and single family structures.

BDA History:

BDA history found in the last five years BDA234-071

- The Board of Adjustment Panel A, at its public hearing held on Tuesday, August 20th, 2024, moved to **GRANT** the request of this applicant for a special exception to the landscape requirements contained in Article X of the Dallas Development Code, as amended, because our evaluation of the property and testimony shows that (1) strict compliance with the requirements of this article will unreasonably burden the use of the property; (2) the special exception will not adversely affect neighboring properties, and (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council. The following condition be imposed to further the purpose and intent of the Dallas Development Code:

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

In the event of the loss of a large tree on the subject property, as defined by Article X said tree must be replaced on the lot with a small tree from the City of Dallas approved tree list within 30 days of removal.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Sudduha Sham for the property located at 607 W Davis Street focuses on 1 request relating to a variance to the front-yard setback regulations.
- The applicant is requesting a variance to the front-yard setback regulations along Fouraker Street. The applicant is proposing to construct and maintain a nonresidential structure and provide a 0-foot 0-inch front-yard setback along Fouraker Street, which will require a 10-foot 0-inch variance to the front-yard setback regulations.
- The applicant plans to build a new convenience store while maintaining the existing gas station locations onsite.
- Fouraker Street is a 45-foot right-of-way formerly platted alley with no other surrounding properties primary facade facing the street.
- Fouraker Street has an additional 5.50 foot right of way dedicated by replat.
- The subject site is developed with a convenience store and gas station, while surroundings properties are all developed with various uses including single-family homes.
- It is imperative to note that Section 51P-830.114(d)(1)(A) states that the following: (A) Except as provided in this paragraph, minimum front yard is 10-feet. (B) For front-yard setbacks for lots fronting on Davis Street, minimum front yard is 0-feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front-yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the front-yard setback 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.
- 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.
- Granting the 10-foot variance to the front-yard setback 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:

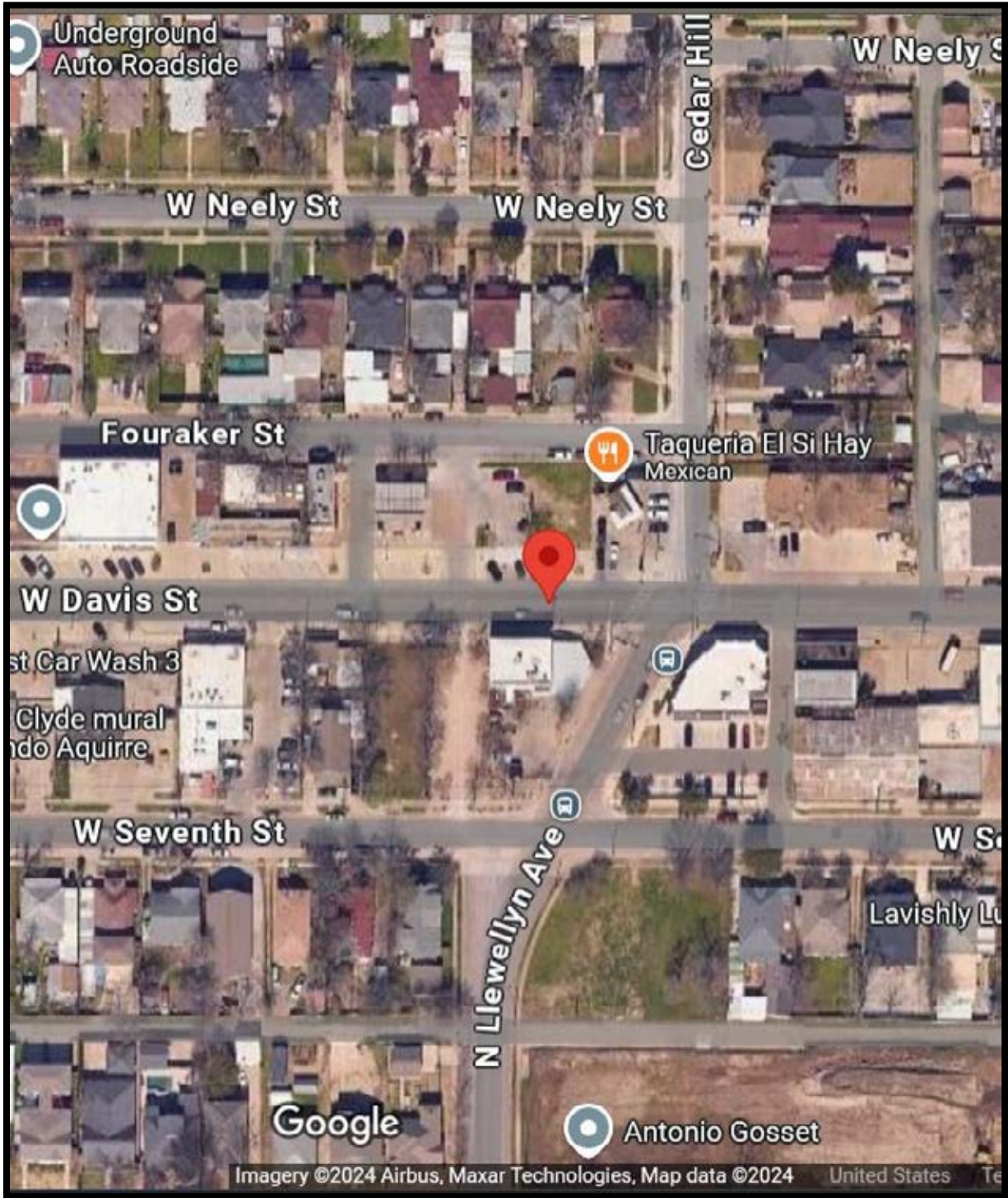
November 26, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

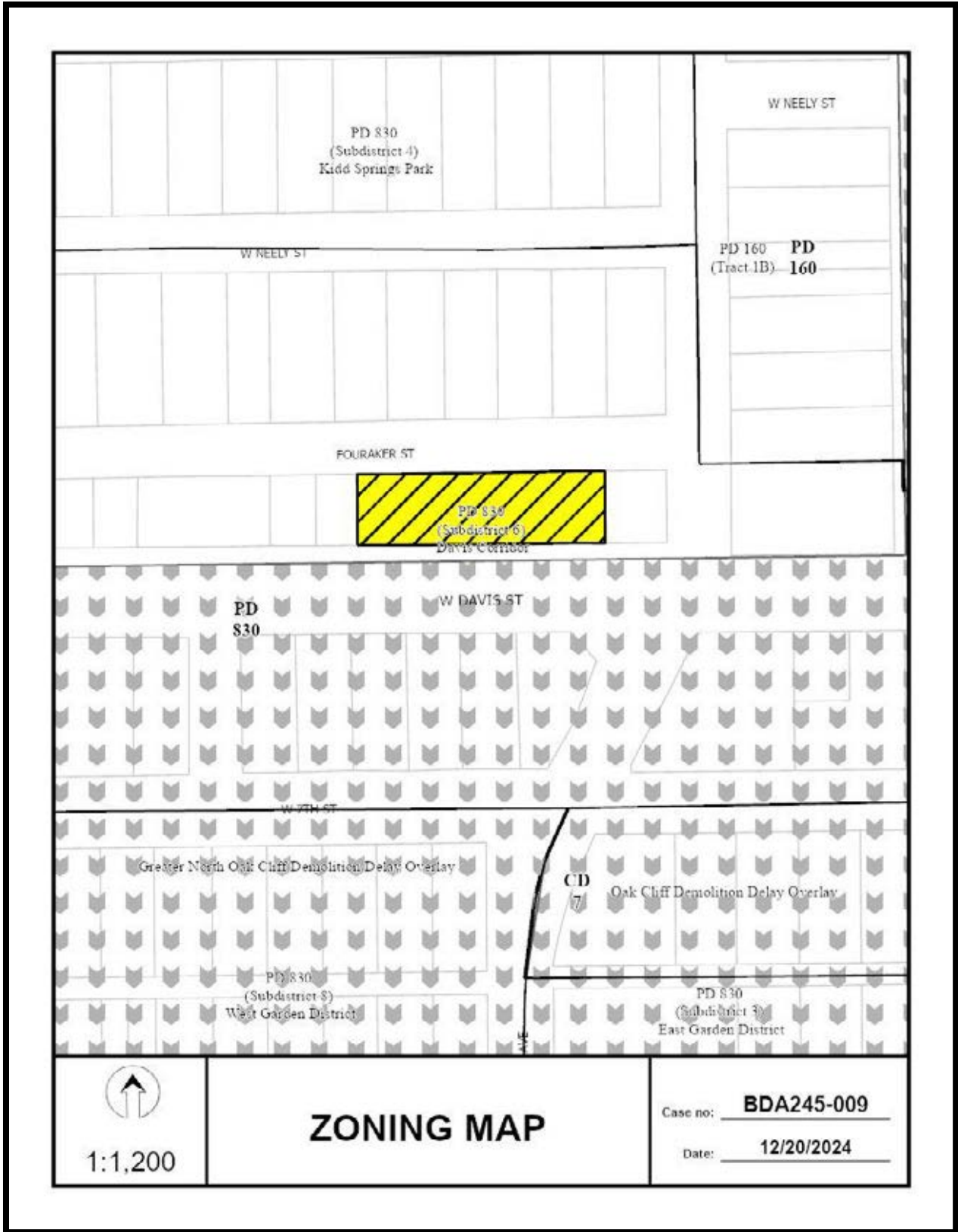
December 24, 2024: The Development Services Department Senior Planner emailed the applicant the following information:


- an attachment that provided the public hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis; and January 10, 2025, 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.


January 2, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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.

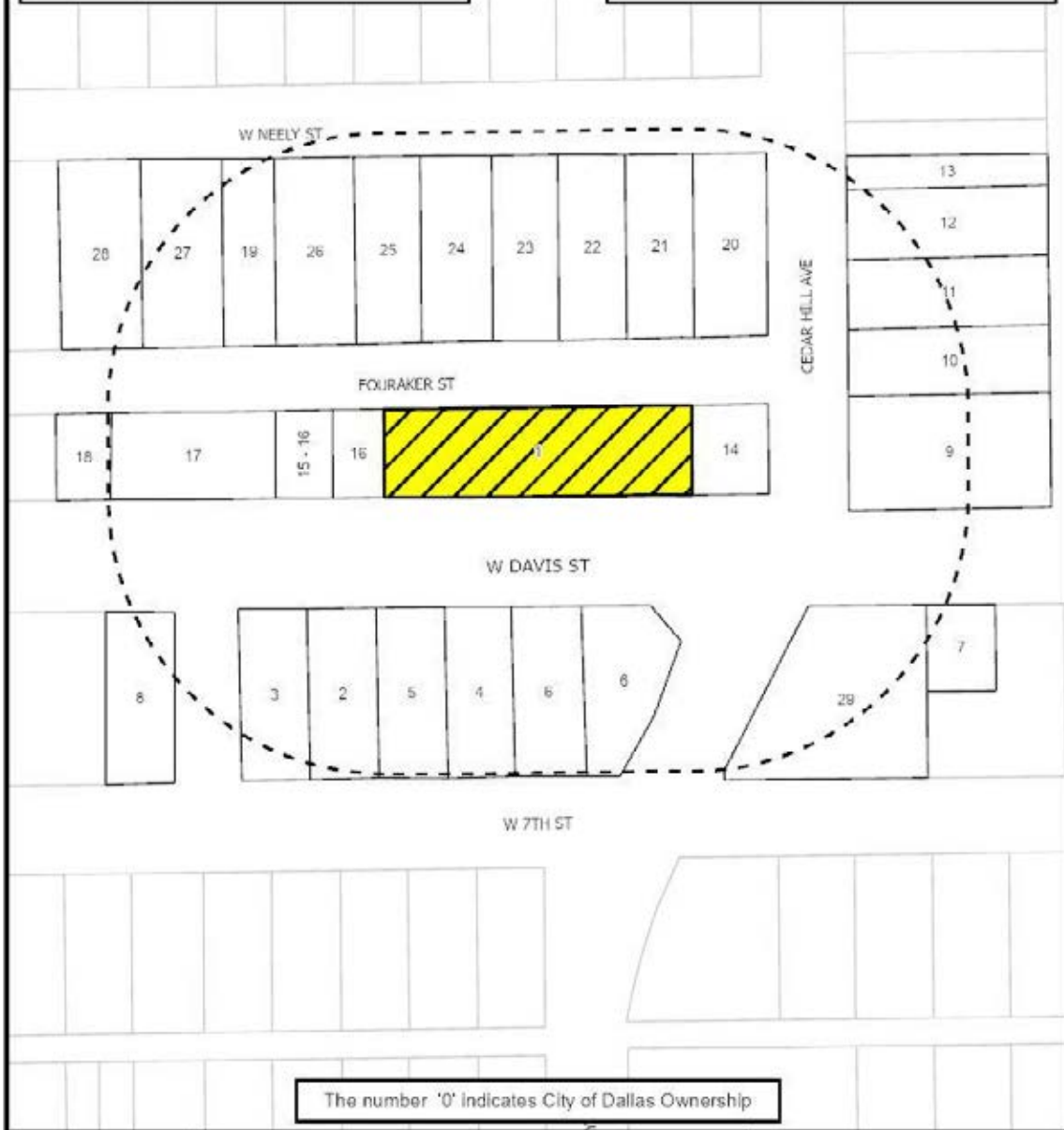


 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>BDA245-009</u> Date: <u>12/20/2024</u>
------------------------------------------------------------------------------------------------	---------------------	-------------------------------------------------------



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.



 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA245-009
	200' AREA OF NOTIFICATION 29 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/20/2024

Notification List of Property Owners

BDA245-009

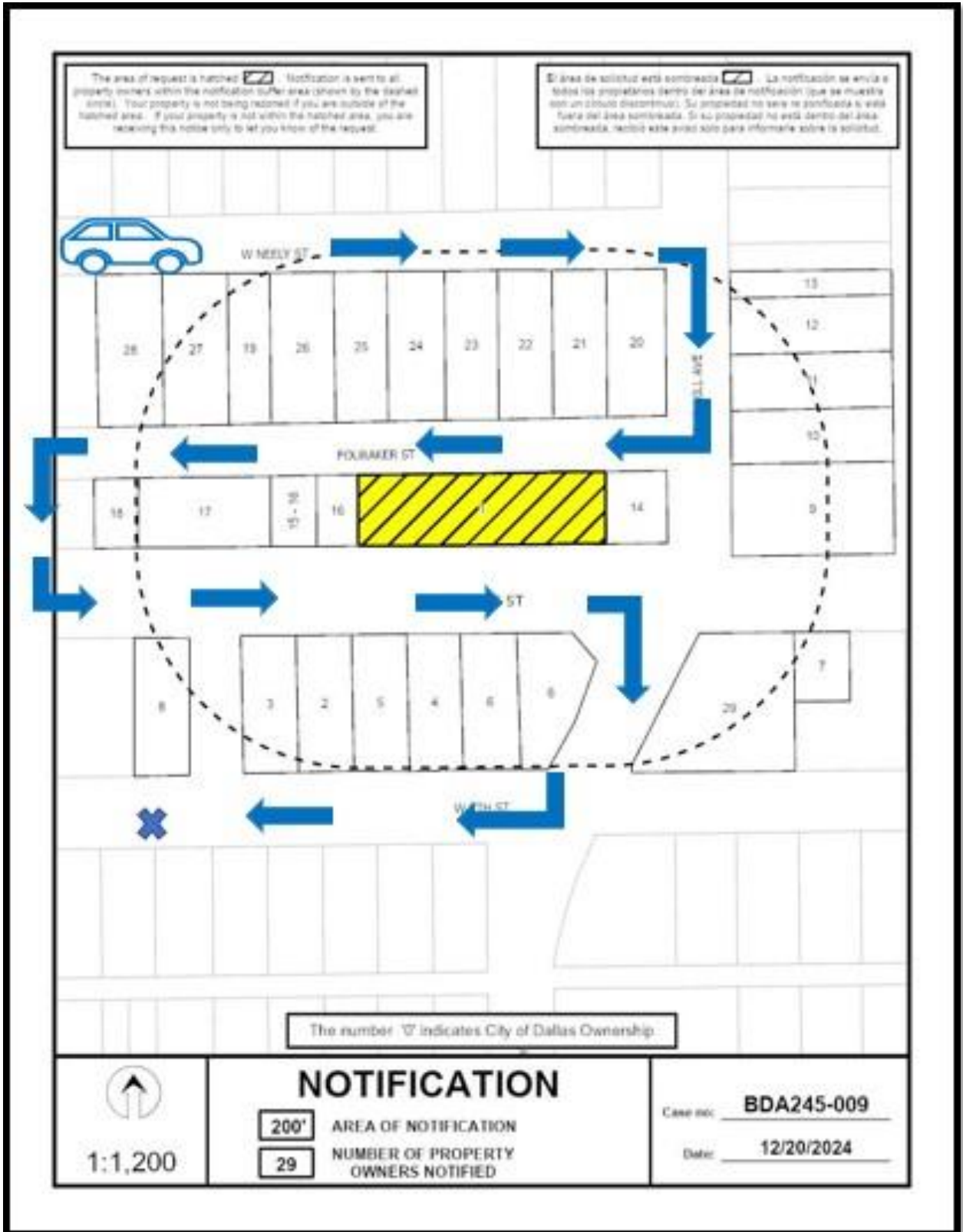
29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	619 W DAVIS ST	TIN DIK ENTERPRISES INC
2	629 W 7TH ST	GOOD SPACE II INC
3	634 W DAVIS ST	GOOD SPACE II INC
4	624 W DAVIS ST	GAYTAN JOSE SR &
5	626 W DAVIS ST	Taxpayer at
6	617 W 7TH ST	GOODSPACE II INC
7	520 W DAVIS ST	CLIFTON DEBI
8	642 W DAVIS ST	L & K GROUP LLC
9	519 W DAVIS ST	WEST DAVIS ASSOCIATES
10	610 CEDAR HILL AVE	CARMODY DAVID E &
11	612 CEDAR HILL AVE	GAYTAN JOSE &
12	616 CEDAR HILL AVE	VASQUEZ JUAN
13	618 CEDAR HILL AVE	CUELLAR MARTHA
14	601 W DAVIS ST	GAYTAN JOSE & MARIA
15	627 W DAVIS ST	MOORE RIC
16	625 W DAVIS ST	MOORE DOUGLAS RICARDO
17	633 W DAVIS ST	MOORE DOUGLAS R
18	639 W DAVIS ST	639 W DAVIS ST LLC
19	630 W NEELY ST	BARTOLOMEI MARCO
20	600 W NEELY ST	CARRANZA MARIA
21	604 W NEELY ST	SANCHEZ LEONOR
22	608 W NEELY ST	GUERRERO JOSE G &
23	612 W NEELY ST	SERRANO MANUEL
24	616 W NEELY ST	MUNOZ GUADALUPE &
25	620 W NEELY ST	ROBLEDO ALBERTO & MARIA N
26	624 W NEELY ST	JENNIFER OWENS LLC

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	632 W NEELY ST	JENNIFER OWENS LLC
28	636 W NEELY ST	MENDEZ PEDRO D &
29	550 W DAVIS ST	FUENTES JOSE CO INC

 1:1,200	NOTIFICATION		Case no: <u>BDA245-009</u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">29</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>12/20/2024</u>	

200' Radius Route Map



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: TUESDAY, JANUARY 21, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

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

BDA245-009(BT) Application of Sudduha Sham for (1) a variance to the front-yard setback regulations at 607 W. DAVIS STREET. This property is more fully described as Block A/3438, Lot 2A and is zoned PD-830 (Subarea 6), which requires a front-yard setback of 10-feet. The applicant proposes to construct and/or maintain a nonresidential structure and provide a 0-foot front-yard setback, which will require a (1) 10-foot variance to the front-yard setback regulations.

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. 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 Monday, January 20, 2025. 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 or 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
Letters will be received until 9:00
am the day of the hearing.

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



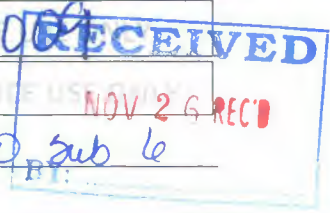
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-009



Data Relative to Subject Property: BDA 234-071

Date:

Location address: ⁶⁰⁷ 619 West Davis St

Zoning District:

PD 830 sub 6

Lot No.: 234-067 Block No.: A/3438 Acreage: 0.343

Census Tract:

Street Frontage (in Feet): 1) 230' 2) 230' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): TIN DIK ENTERPRISES, INC.

Applicant: Sudduha Sham

Telephone: 214 663-0767

Mailing Address: 619 West Davis St, DALLAS Zip Code: 75208

E-mail Address: Shagor33@hotmail.com

Represented by: Sudduha Sham

Telephone: 214-663-0767

Mailing Address: Shagor33@hotmail.com Zip Code: 75208

E-mail Address: Shagor33@hotmail.com

Affirm that an appeal has been made for a Variance or Special Exception of _____

variance of 4'7" to front yard along Foraker.

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:

Privately was an alley, now consider as a street

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 _____

Sudduha Sham

(Affiant/Applicant's name printed)

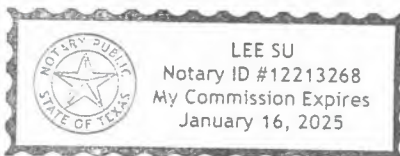
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this _____ day of _____, 2024

11 day of Nov, 2024



Notary Public in and for Dallas County, Texas

[Handwritten signature]

**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 SUDDUHA SHAM

did submit a request for (1) a variance to the front yard setback regulations
at 607 W Davis

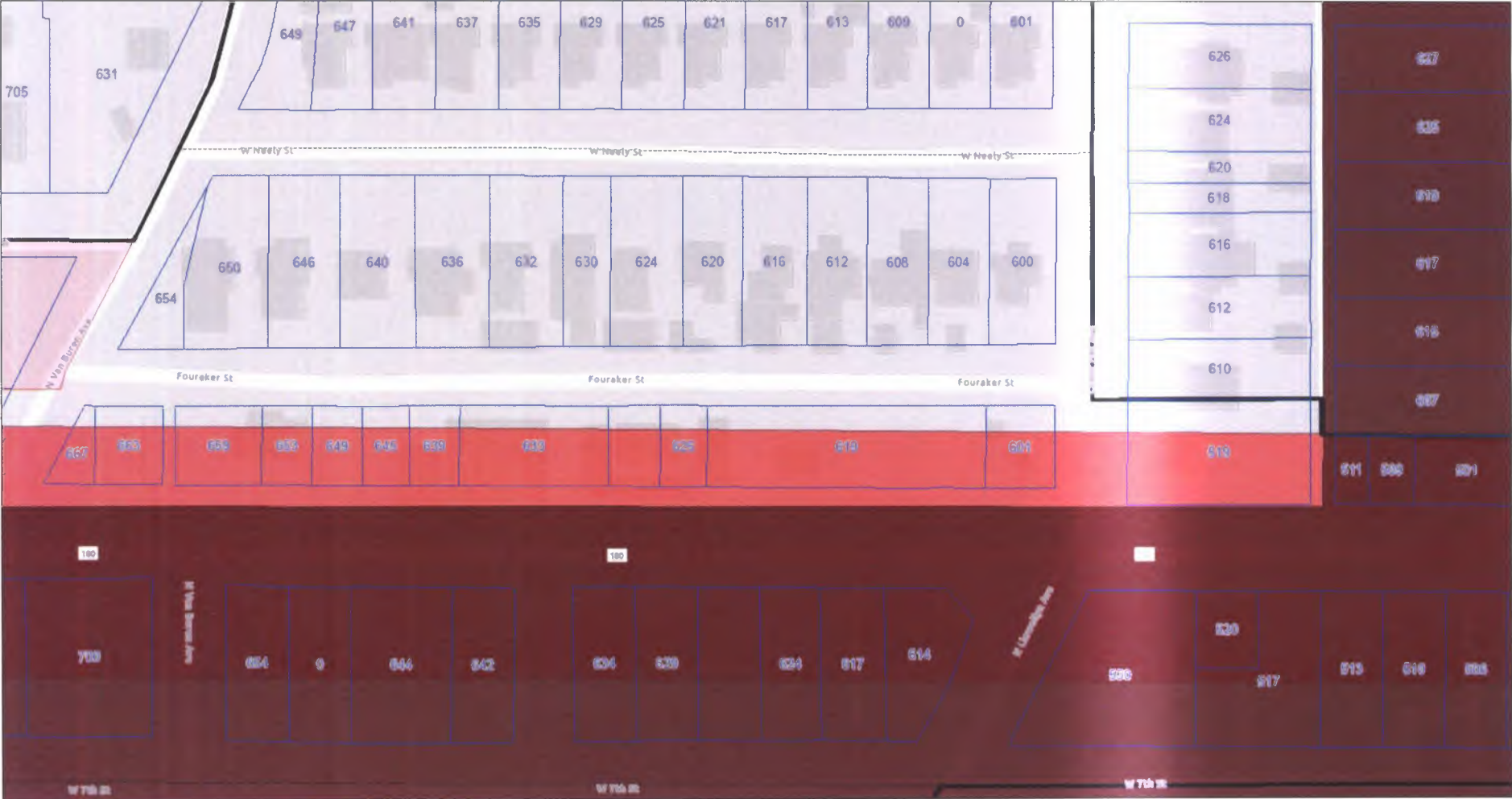
BDA245-009(BT) Application of Sudduha Sham for (1) a variance to the front-yard setback regulations at 607 W. DAVIS STREET. This property is more fully described as Block A/3438, Lot 2A and is zoned PD-830 (Subarea 6), which requires a front-yard setback of 10-feet. The applicant proposes to construct and/or maintain a nonresidential structure and provide a 0-foot front-yard setback, which will require a (1) 10-foot variance to the front-yard setback regulations.

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

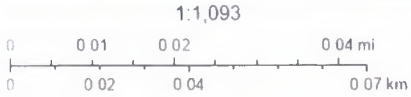
Sincerely,


M. Samuell Eskander, PE

ArcGIS Web Map



11/6/2024, 3 26:53 PM



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

BDA245-009

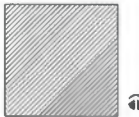


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WEST DAVIS FOOD MART

807 W DAVIS ST
DALLAS, TEXAS 75208 4745

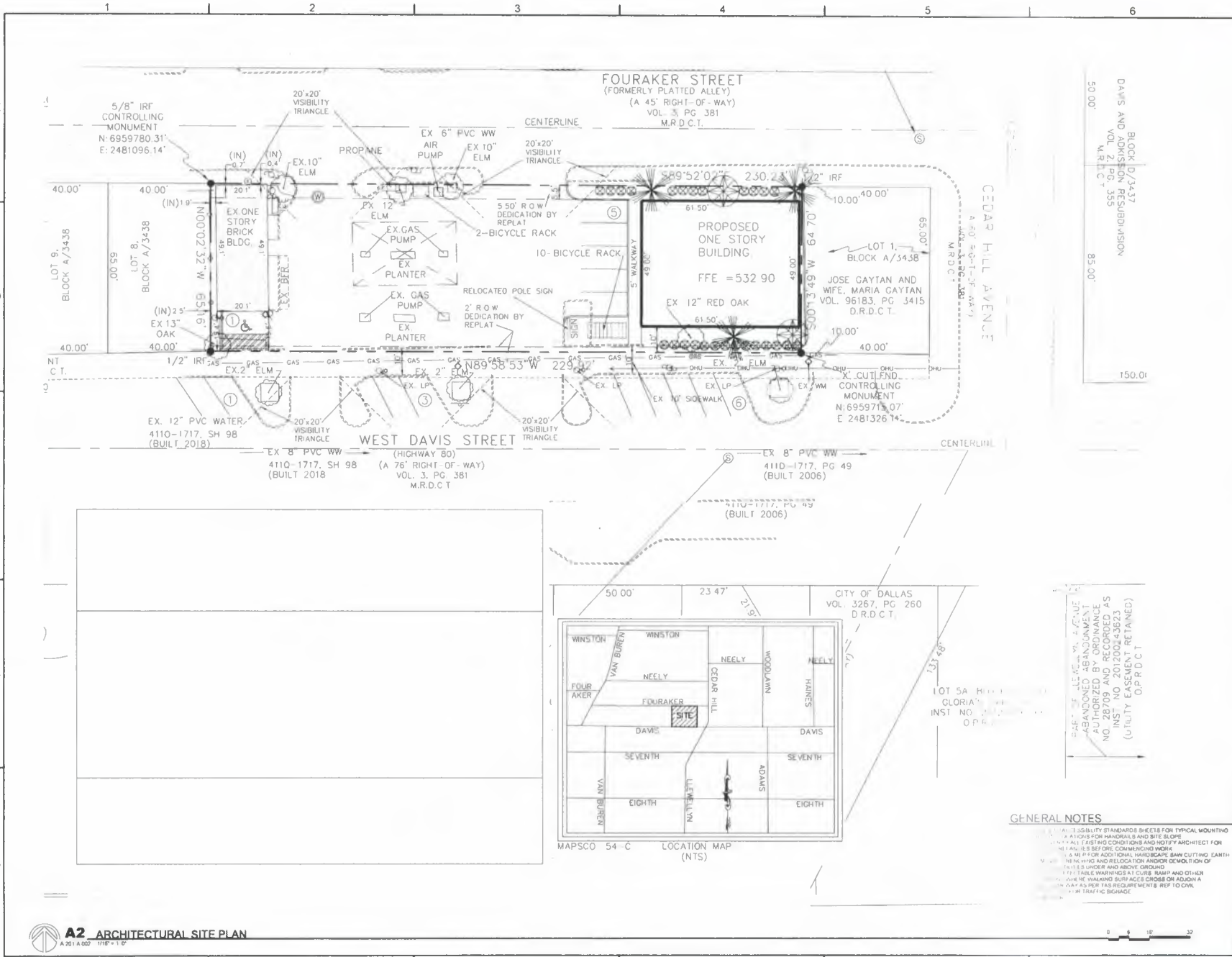
KEY PLAN



NO.	DATE	PERMIT ISSUE DESCRIPTION	PROJECT NO.
08012023	08/01/2023	PERMIT ISSUE	180221181

ARCHITECTURAL SITE PLAN

A-002

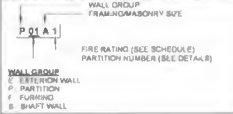


GENERAL NOTES

1. ALL VISIBILITY STANDARDS SHEETS FOR TYPICAL MOUNTING
2. ALL UTILITIES FOR HANDRAILS AND BITE SLOPE
3. ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT FOR
4. ALL UTILITIES BY ONE CONTRACTOR WORK
5. ALL UTILITIES FOR ADDITIONAL HANDICAP: SAN CUTTING, EARTH
6. ALL UTILITIES AND RELOCATION AND/OR DEMOLITION OF
7. ALL UTILITIES UNDER AND ABOVE GROUND
8. ALL UTILITIES AT CURB RAMP AND OTHER
9. ALL UTILITIES UNDER AND ABOVE GROUND
10. ALL UTILITIES AS PER T&E REQUIREMENTS & REF TO CIVIL
11. ALL UTILITIES AS PER T&E REQUIREMENTS & REF TO CIVIL
12. ALL UTILITIES AS PER T&E REQUIREMENTS & REF TO CIVIL

BDA245-009

WALL NOTATION LEGEND



PARTITION LEGEND

THE FOLLOWING PARTITION SYMBOL AND TWO PART NOTATION SYSTEM IS USED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. NOTE: THE PARTITION CONSTRUCTION WILL MAINTAIN ITS DESIGNATION TO THE POINT OF AN INTERSECTION WALL. IF NO CHANGE IN DESIGNATION IS SHOWN BEYOND THE INTERSECTION THE PREVIOUS PARTITION CONSTRUCTION DESIGNATION APPLIES. REFER TO CODE PLAN G-000 FOR RATED WALLS.

PARTITION CONSTRUCTION

- A METAL STUDS - DYPSPUM BOARD ONE SIDE
- B 2x4 NOMINAL WOOD STUD
- C 2x6 NOMINAL WOOD STUD
- D 3x6x8 NOMINAL WOOD STUD - 2 LAYERS OF DYPSPUM BOARD ON EACH SIDE
- E WOOD FURRING STRIP
- F WOOD FURRING STRIP
- G METAL STUDS - DYPSPUM BOARD A DENSE GLASS SHEATHING ON EXTERIOR SIDE FINISH AS SCHEDULED
- H METAL STUDS - TYPE X DYPSPUM BOARD ON EACH SIDE
- I CMU - DYPSPUM BOARD ON HAT CHANNELS
- J CONCRETE
- K SHAFT WALL SYSTEM - DYPSPUM BOARD ON FINISHED SIDE
- L SHAFT WALL SYSTEM - 7 LAYERS OF DYPSPUM BOARD ON EACH SIDE
- M CHAIRWALL WALL SYSTEM - DYPSPUM BOARD ON FINISHED SIDE. REFER DETAIL 79A-799

PARTITION CONDITION

- 1 RATED ASSEMBLY EXTENDED TO STRUCTURE ABOVE (SEE DEFINITION BELOW). PROVIDE LA APPROVED FIRE RATED HEAD OF WALL ASSEMBLY TO MATCH RATING OF WALL. WALL HEIGHTS EXCEEDING STUD MANUFACTURER'S MAXIMUM (LIMITED) SPAN LIBRO SPF LATERAL LOADING SHALL BE BRACED TO STRUCTURE ABOVE (DAY IN CEILING) ARE NOT ACCEPTABLE BRACING. HARD CEILING IS NOT ACCEPTABLE.
- 2 RATED ASSEMBLY EXTENDED TO STRUCTURE ABOVE (SEE DEFINITION BELOW). PROVIDE LA APPROVED FIRE RATED HEAD OF WALL ASSEMBLY TO MATCH RATING OF WALL. WALL HEIGHTS EXCEEDING STUD MANUFACTURER'S MAXIMUM (LIMITED) SPAN USING SPF LATERAL LOADING SHALL BE BRACED TO STRUCTURE ABOVE (DAY IN CEILING) ARE NOT ACCEPTABLE BRACING. HARD CEILING IS NOT ACCEPTABLE. WALL CAVITY IS FULLY INSULATED WITH SOUND ATTENUATION MATTS. INSTALL ACQUITAL BEAM AT TOP AND BOTTOM OF WALLS (BOTH SIDES) AND ALL PENETRATIONS PER MANUFACTURER'S INSTRUCTIONS. COMPLETE ASSEMBLY EXTEND TO STRUCTURE ABOVE. WALL CAVITY IS FULLY INSULATED WITH SOUND ATTENUATION MATTS. INSTALL ACQUITAL BEAM AT TOP AND BOTTOM OF WALLS (BOTH SIDES) AND ALL PENETRATIONS PER MANUFACTURER'S INSTRUCTIONS. COMPLETE ASSEMBLY EXTEND TO STRUCTURE ABOVE. WALL CAVITY IS FULLY INSULATED WITH SOUND ATTENUATION MATTS. INSTALL ACQUITAL BEAM AT TOP AND BOTTOM OF WALLS (BOTH SIDES) AND ALL PENETRATIONS PER MANUFACTURER'S INSTRUCTIONS. COMPLETE ASSEMBLY EXTEND TO STRUCTURE ABOVE.
- 3 (DOLL: ALL INTERIOR WALLS ARE "P3" UNLESS NOTED OTHERWISE.)
- 4 COMPLETE ASSEMBLY EXTEND TO & BRACED TO BITE ABOVE ASSEMBLY EXTEND TO MINIMUM ABOVE HIGHEST ADJACENT CEILING AND IS BRACED EACH WAY TO STRUCTURE ABOVE.
- 5 EXTENDED THROUGH THE ROOF. METAL STUD WALLS EXTEND TO A MINIMUM ABOVE HIGHEST ADJACENT CEILING

BUILDING PLAN GENERAL NOTES

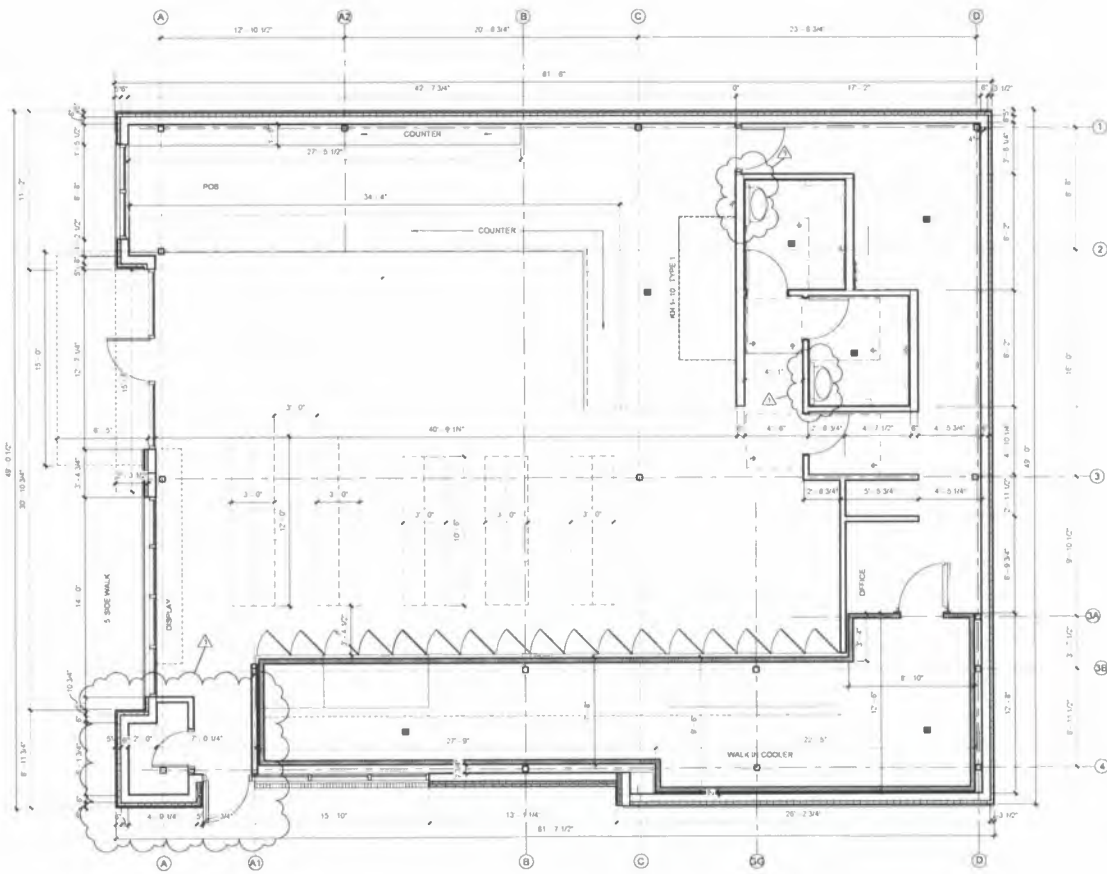
- 1 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2 REFER TO SHEET G-000 FOR ACCESSIBILITY DESIGNATION.
- 3 ALL ANGLES ARE AS TO THE HORIZONTAL UNLESS NOTED OTHERWISE.
- 4 INSTALL FULL INSULATION IN WALL INTERSTICES.
- 5 BLOWN INSULATION OCCURS IN ALL FLOOR JOINTS IN ACCORDANCE WITH IBC PA 13.
- 6 ALL ACCESSIBLE DOORWAYS SHALL HAVE 2x4 MAXIMUM PERPENDICULAR TO THE DOOR. THE THRESHOLD SHALL NOT EXCEED 1/2 INCH.
- 7 ALL SPOT ELEVATIONS INDICATE TOP OF SLAB. ELEVATIONS ON CONCRETE SLAB INDICATE TOP OF CONCRETE.
- 8 ALL SLOPED CONCRETE SURFACES SHALL HAVE A FINISH SURFACE SHALL BE TROWELED SMOOTH AND BEALD.
- 9 INTERIOR CORRIDOR WALLS SHALL HAVE 1/2" THICK CONCRETE SURFACES SHALL BE TROWELED SMOOTH AND BEALD.
- 10 CONSTRUCTION JOINTS: REFER TO DETAIL S-000 FOR CONSTRUCTION JOINTS.
- 11 APPLY TUMBLER PAINT ON STEEL STRUCTURAL MEMBERS TO PROTECT FROM CORROSION. PROTECT EXPOSED CORROSION PROTECTION.
- 12 WALLS AND PARTITIONS WITHIN 3 FEET OF SKY LIGHT SHALL BE CONSTRUCTED WITH A MAXIMUM AFF SURFACE TO THE HEIGHT OF 48 INCHES MAX.
- 13 INSTALL PORTABLE FIRE EXTINGUISHER LEVELLY IN WALLS AS INDICATED ON THE PLANS.
- 14 REFER TO WALL SCHEDULE AND ASSEMBLIES.
- 15 INTERIOR DOORS SHOWN IN THE CORNER OF A WALL SHALL BE 4 INCHES FROM THE CORNER WALL STUD AND NEED NOT BE DIMENSIONED ON.
- 16 BREZEWAY WALLS THAT DAYLIGHT TO THE EXTERIOR SHALL BE ON A MINIMUM OF 15 FROM THE OPENING TERMINATE AT AN INTERIOR CORNER WHENEVER POSSIBLE.
- 17 FURNISHING MAY BE CONSTRUCTED USING ANY MATERIALS PERMITTED BY THE BUILDING DEPARTMENT. CONSTRUCTION TYPE AS DEFINED BY IBC. HOWEVER MATERIALS EXPOSED TO AIR FLOW (EXAMPLE: REFRIGERATION CONDENSERS) SHALL BE NON-COMBUSTIBLE OR MEET THE 2000 FLAME SPREAD/RATING DEVELOPED INDEX AS PER IBC 703.2.

GENERAL NOTES

1. ALL WALLS SHALL BE CONSTRUCTED TO MEET THE 2000 FLAME SPREAD/RATING DEVELOPED INDEX AS PER IBC 703.2.
2. REFER TO SHEET G-000 FOR ACCESSIBILITY DESIGNATION.

KEY NOTES

1. REFER TO SHEET G-000 FOR ACCESSIBILITY DESIGNATION.



A1 DIMENSIONED FLOOR PLAN
A 201A111 11/11/10

IXD STUDIO
iX DESIGN STUDIO

607 W DAVIS ST
DALLAS, TEXAS 75208 4748

KEY PLAN

1. 10/26/2012 CITY COMMENTS

NO. DATE DESCRIPTION

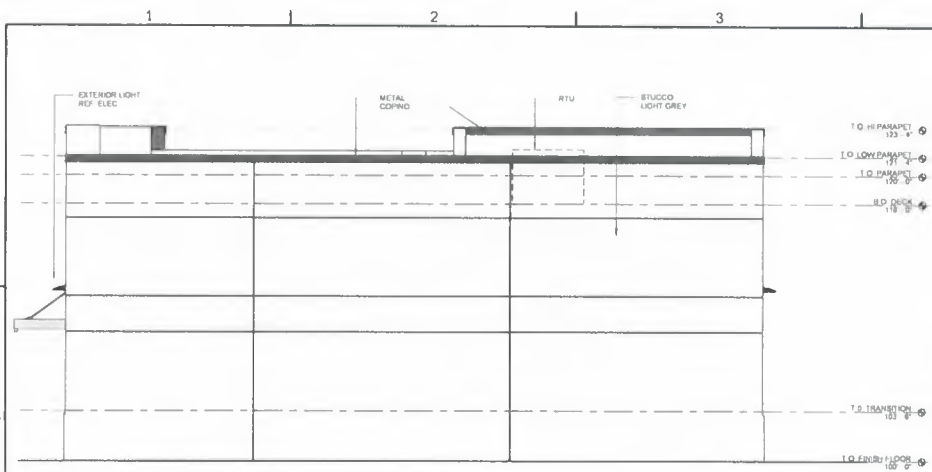
PROJECT NO: 2111 011

FLOOR PLAN - DIMENSION

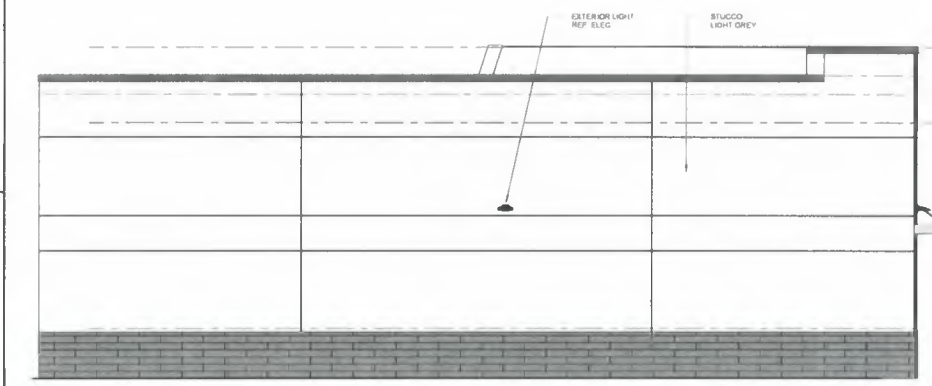
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BDA245-009



C1 EAST ELEVATION (REAR)
A 121 A 202 18'-0" x 1'-0"



A1 NORTH ELEVATION
A 121 A 202 18'-0" x 1'-0"

MATERIAL PERCENTAGES PER ELEVATION

SOUTH (RIGHT) ELEVATION - # A1		
	SF	%
A BRICK	348.2	28%
B STONE VENEER	83.7	7%
C FIBER CEMENT SIDING	298.5	24%
D METAL (AWNING & OTHER)	5.8	0%
E 3 STEP STUCCO	404.1	33%
F GLAZING	92.8	8%
NET FAÇADE AREA =		1233.0
TOTAL SURFACE AREA =		1233.0

NORTH (LEFT) ELEVATION - # A1		
	SF	%
A BRICK	0.0	0%
B STONE VENEER	178.8	15%
C FIBER CEMENT SIDING	0.0	0%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	1009.7	85%
F GLAZING	0.0	0%
NET FAÇADE AREA =		1188.6
TOTAL SURFACE AREA =		1188.6

WEST (FRONT) ELEVATION - # C1		
	SF	%
A BRICK VENEER	0.0	0%
B STONE VENEER	133.2	11%
C FIBER CEMENT SIDING	136.8	12%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	597.5	51%
F GLAZING	311.3	26%
NET FAÇADE AREA =		1178.8
TOTAL SURFACE AREA =		1178.8

EAST (BACK) ELEVATION - # C1		
	SF	%
A BRICK	0.0	0%
B STONE VENEER	0.0	0%
C FIBER CEMENT SIDING	0.0	0%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	1180.3	100%
F GLAZING	0.0	0%
NET FAÇADE AREA =		1180.3
TOTAL SURFACE AREA =		1180.3

OVERALL		
	SF	%
A BRICK	348.2	8%
B STONE VENEER	395.7	9%
C FIBER CEMENT SIDING	435.2	10%
D METAL (AWNING & OTHER)	5.8	0%
E 3 STEP STUCCO	3191.6	73%
F GLAZING	404.1	9%
NET FAÇADE AREA =		4376.6
TOTAL SURFACE AREA =		4376.6

- 807 W. DAVIS ST. - WEST DAVIS FOOD MART - 3RD FLOOR CORRIDOR
SIC 519 800 127 ARCHITECTURAL DESIGN STANDARDS
- A APPLICABILITY** - These standards apply to all new construction of a building or non-residential use of a building, including the modification of buildings containing a non-residential use.
- B PURPOSES** - The purpose of these standards is to ensure the character and appearance of the neighborhood and to provide a framework for increased safety in the event of a disaster. The standards are intended to be used in conjunction with the standards for public safety.
- C PLAN REVIEW** - The standards shall be reviewed by the city prior to the issuance of a building permit to determine whether a complex or unusual situation exists in a section.
- D BUILDING ORIENTATION** - The primary facade of new construction on a vacant lot must face the street.
- E SIGN ANALYSIS** - Due to the use and function of the new construction in relation to the existing building, the primary facade is proposed at the rear side of the building. Therefore, the standards of a facade are not enforced on this elevation.
- F ENTRANCE** - The standards apply to all entrances for office, retail and personal services. Users must have a minimum height of 6'6" and a minimum width of 3'0". The entrance must be clearly visible through the window or glass of the following architectural details:
(1) AWNING
(2) GLAZING
(3) SIGNAGE
(4) MATERIAL
(5) COLOR
(6) TEXTURE
(7) FINISH
- G FACED** - (1) STREET-FACING FACED ON A SINGLE BUILDING SITE MUST HAVE SIMILAR ARCHITECTURAL DESIGN.
(2) ENTRANCE TO A BUILDING EXCEEDING 30 FEET IN HEIGHT MUST HAVE ONE OF THE FOLLOWING:
(a) A SIGNAGE SYSTEM SUCH AS AN OFFSET, REVEAL, RECESS, OR PROJECTION.
(b) A SIGNAGE SYSTEM WITH A WIDTH OF THE LESS THAN 24 INCHES AND DEPTH OF AT LEAST 12 INCHES AND THAT INCLUDES COLORED, PLASTER, STONE AND OTHER.
(c) A SIGNAGE SYSTEM SUCH AS RECESSED AND CORNICES. NOT USED.
(d) ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE.
(e) AWNING.
(f) CHANGE IN COLOR.
(g) CHANGE IN MATERIAL.
(h) CHANGE IN TEXTURE.
(i) CHANGE IN FINISH.
- H MATERIALS** - (1) THE MATERIALS USED FOR FACED FOR NON-RESIDENTIAL USES OR MIXED USE PROJECTS WITH RESIDENTIAL USES MUST HAVE AT LEAST TWO OF THE FOLLOWING ELEMENTS FOR AT LEAST 50 PERCENT OF THE FACED:
(a) A SIGNAGE SYSTEM OR RECESS OR PROJECTION.
(b) A SIGNAGE SYSTEM WITH A WIDTH OF THE LESS THAN 24 INCHES AND DEPTH OF AT LEAST 12 INCHES AND THAT INCLUDES COLORED, PLASTER, STONE AND OTHER.
(c) A SIGNAGE SYSTEM SUCH AS RECESSED AND CORNICES. NOT USED.
(d) ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE.
(e) AWNING.
(f) CHANGE IN COLOR.
(g) CHANGE IN MATERIAL.
(h) CHANGE IN TEXTURE.
(i) CHANGE IN FINISH.
- I WINDOWS** - (1) WINDOWS FOR OFFICE, RETAIL AND PERSONAL SERVICES MUST PROVIDE WINDOWS OR GLASS. CASES IN WHICH THE WINDOW IS GLAZED WITH GLASS.

GENERAL NOTES

- A. ALL WALLS SHALL BE 8" WALL THICKNESS.
B. ALL JOINTS PER ELEVATION, REF. TO

KEY NOTES

AN 121 A 202 18'-0" x 1'-0"



iXDESIGN STUDIO

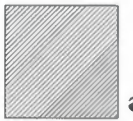


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**WEST DAVIS
FOOD MART**

807 W DAVIS ST
DALLAS, TEXAS 75206 4746

KEY PLAN



NO.	DATE	DESCRIPTION
1	10/26/23	CITY COMMENTS
2	06/10/23	PERMIT ISSUE
3	06/10/23	PERMIT ISSUE

PROJECT NO 2311 01

EXTERIOR ELEVATIONS

A-202

BDA245-009



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WEST DAVIS FOOD MART

807 W DAVIS ST DALLAS, TEXAS 75208 4748

NO.	DATE	DESCRIPTION
1	10/26/23	CITY COMMENTS
2	10/26/23	PERMIT ISSUE
3		
4		
5		
6		

PROJECT HQ2211-01

EXTERIOR ELEVATIONS

A-201

BDA245-009

MATERIAL PERCENTAGES PER ELEVATION

SOUTH (RIGHT) ELEVATION - # A1

ITEM	SF	%
A BRICK	348.2	28%
B STONE VENEER	83.7	7%
C FIBER CEMENT SIDING	298.5	24%
D METAL (AWNING & OTHER)	5.8	0%
E 3 STEP STUCCO	404.1	33%
F GLAZING	92.8	8%
NET FAÇADE AREA	1233.0	100%

TOTAL SURFACE AREA = 1233.0

NORTH (LEFT) ELEVATION - # A1

ITEM	SF	%
A BRICK	0.0	0%
B STONE VENEER	178.8	15%
C FIBER CEMENT SIDING	0.0	0%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	1009.7	85%
F GLAZING	0.0	0%
NET FAÇADE AREA	1188.6	100%

TOTAL SURFACE AREA = 1188.6

WEST (FRONT) ELEVATION - # C1

ITEM	SF	%
A BRICK VENEER	0.0	0%
B STONE VENEER	133.2	11%
C FIBER CEMENT SIDING	136.8	12%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	597.5	51%
F GLAZING	311.3	26%
NET FAÇADE AREA	1178.8	100%

TOTAL SURFACE AREA = 1178.8

EAST (BACK) ELEVATION - # C1

ITEM	SF	%
A BRICK	0.0	0%
B STONE VENEER	0.0	0%
C FIBER CEMENT SIDING	0.0	0%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	1180.3	100%
F GLAZING	0.0	0%
NET FAÇADE AREA	1180.3	100%

TOTAL SURFACE AREA = 1180.3

OVERALL

ITEM	SF	%
A BRICK	348.2	8%
B STONE VENEER	395.7	9%
C FIBER CEMENT SIDING	435.2	10%
D METAL (AWNING & OTHER)	5.8	0%
E 3 STEP STUCCO	3191.6	73%
F GLAZING	404.1	9%
NET FAÇADE AREA	4376.6	100%

TOTAL SURFACE AREA = 4376.6

KEY NOTES

(1) MATERIALS ASSOCIATED WITH WINDOWS OR DOORS

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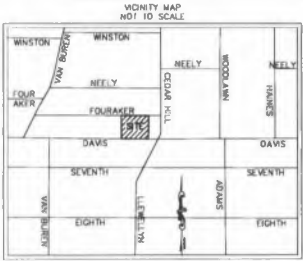
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(100) MATERIALS ASSOCIATED WITH WINDOWS OR DOORS



GENERAL NOTES:
 1. BASIS OF BEARING STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ADJUSTMENT RECALCULATION 7011.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 3. THE PURPOSE OF THIS PLAN IS TO CREATE ONE LOT FROM FIVE PLATED LOTS AND A PORTION OF ONE PLATED LOT.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. TPOOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINTS.
 6. DAVIS STREET IS FORMERLY KNOWN AS STATE HIGHWAY 180 AND OLD U.S. HIGHWAY 80. THE STATE OF TEXAS OUTCLAIMED THE STATES' RIGHT, TITLE AND INTEREST IN THE ROADWAY FROM STATE HIGHWAY 12 TO 110E IN DALLAS, BY DUTCLAM DEED RECORDED IN INSTRUMENT NUMBER 201400321506, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

LEGEND
 IR - IRON ROD FOUND
 D.R.G.C.I. - DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.G.C.I. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 P.C. - PAGE
 W.R.D.C.I. - MAP RECORDS, DALLAS COUNTY, TEXAS
 DIMS - 3/4" INCH ALUMINUM DISK STAMPED BLOCK A/3438 TIN DIK ADDITION RPIS 8122 'S1'

OWNER'S CERTIFICATE:
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS TIN DIK ENTERPRISES, INC. is the sole owner of that certain 0.341 acre tract of land situated in the Aaron Overton Survey, Abstract No. 1101, and being all that certain tract of land conveyed to Tin Dik Enterprises, Inc. by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201000090934, Official Public Records, Dallas County, Texas, and being a portion of Lot 2, and all of Lots 3, 4, 5, 6, and 7, Block A/3438, Revised Plat of Terrace Gardens, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 381, Map Records, Dallas County, Texas, and being more particularly described as follows:
BEGINNING of a 3/4" inch iron rod found for the northeast corner of said Tin Dik tract, some being the northeast corner of said Lot 7, some being the northeast corner of Lot 6 of said Block A/3438, some being in the south-right-of-way line of Fouraker Street (445 foot right-of-way) (formerly diked area per plat Volume 3, Page 381, said Map Records);
THENCE South 89 deg. 52 min. 00 sec. East, along the south line of said Fouraker Street, a distance of 230.23 feet to a 1/2" inch iron rod found for the northeast corner of said Tin Dik tract, some being the northeast corner of that certain tract of land conveyed to Jose Gayton and wife, Maria Gayton, over said records in Volume 85183, Page 3415, Deed Records, Dallas County, Texas;
THENCE South 00 deg. 13 min. 48 sec. West, along the common line of said Tin Dik tract and said Gayton tract, a distance of 84.70 feet to an 'X' cut found for the southeast corner of said Tin Dik tract, some being in the south line of said Block A/3438, some being in the southwest corner of said Gayton tract, some being in the north line of Davis Street (a 78 foot right-of-way);
THENCE North 88 deg. 58 min. 53 sec. West, along the north line of said Fouraker Street, a distance of 238.92 feet to the southeast corner of said Tin Dik tract, some being the southeast corner of said Lot 7, some being in the south line of Davis Street (a 78 foot right-of-way);
THENCE North 80 deg. 02 min. 33 sec. West, along the common line of said Lots 7 and 6, a distance of 65.18 feet to the POINT OF BEGINNING and containing 14,939 square feet or 0.343 acre of computed land, more or less.

OWNER'S DECLARATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT TIN DIK ENTERPRISES, INC., acting by and through its duly authorized agent, DOES HEREBY ADOPT THIS PLAN, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TIN DIK ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE, FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON, THE EASEMENTS SHOWN HEREON AND HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARAGE AND RUMBLE DRAINAGE AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PLACING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNDS 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 GROUNDS WHICH IN ANY WAY MAY 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 ACCESS 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 ACCESS 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 MANDATORY CHANGING TRIFURCATORS, HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS (IF ANY APPLICABLE) SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.
 THIS PLAN APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____ 2023
 TIN DIK ENTERPRISES, INC.

By: SHAM SUDDHA, OWNER

STATE OF TEXAS
 COUNTY OF _____
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHAM SUDDHA, OWNER OF TIN DIK ENTERPRISES, INC., KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE MANNER UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR _____ COUNTY
 The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Declaration

Lien holder:
 (Bank/mortgagee)

By: _____
 Title: _____

STATE OF TEXAS
 COUNTY OF _____
 This instrument was acknowledged before me on _____ (date of acknowledgment) by _____ (name of person who signed), as business, i.e., LLC, Corp, etc., on behalf of the _____ (i.e., Corp, etc.)

Notary Public in and for the State of Texas

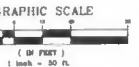
SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAN 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. 18455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 31A-8.017 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAN IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAN.
 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 10/19/2023
 TIMOTHY R. MANKIN DATE _____
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 0122
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

FINAL PLAN
TIN DIK ADDITION
 LOT 2A, BLOCK A/3438
 A REPLAT OF LOTS 3-7 AND A PORTION OF LOT 2, BLOCK A/3438
 REVISED PLAT OF TERRACE GARDENS
 AARON OVERTON SURVEY, ABSTRACT NO. 1101
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5223-087

JOB NO.	23-1208		PEISER & MANKIN SURVEYING, LLC www.peiserurveying.com	SHEET	1		
DATE	1/19/2023						
FILE DATE	1/13/2023					COMMERCIAL	1
SCALE	1" = 20'					RESIDENTIAL	C 02
FIELD	A.M.					BOUNDARIES	
DRAWN	A.M.	TOPOGRAPHY					
CHECKED	T.R.M.	WORKLOG					
tim@peiserurveying.com TFM No. 100889-00		1813 HARR STREET SUITE 201 GARLAND, TEXAS 75042 972-481-1868 (O) 972-481-1848					



BDA245-009

FILE NUMBER: BDA245-002(CJ)

BUILDING OFFICIAL'S REPORT: Application of Monica Hernandez for **(1)** a special exception to the single-family use regulations and for **(2)** a variance to the maximum height regulations at **10115 San Lorenzo Avenue**. This property is more fully described as Block B/7403, Lot 23 and is zoned R-7.5(A), which limits the number of dwelling units to one, and prohibits the height of an accessory structure to exceed the height of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception to the single-family zoning use regulations, and proposes to construct and/or maintain a single-family residential accessory structure with a building height of 13-feet, which will require **(2)** a 1-foot 2-inch variance to the maximum building height regulations.

LOCATION: 10115 San Lorenzo Avenue

APPLICANT: Monica Hernandez

REQUEST:

- (1) A request for special exception to the single-family zoning use regulations; and
- (2) A request for a variance to the maximum building height regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY ZONING USE REGULATIONS:

Section 51A-4.209(b)(6)(E)(i) of the Dallas Development Code states that the board of adjustment may grant a special exception to authorize an additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will not:

- (aa) be used as rental accommodations; or
- (bb) adversely affect neighboring properties.

In granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

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. Special Exception (1):

No staff recommendation is made on this request.

2. Variance (1) to the maximum building height 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. Although the subject site is larger (16,988.4 sq ft) than the minimum lot size in the R-7.5(A) zoning district and is not sloped, it 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 10115 San Lorenzo Avenue within the last 5 years.

Square Footage:

This lot contains 16,988.4 of square feet or .39 acres.

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

Site: R-7.5(A) Zoning District
North: R-7.5(A) Zoning District
East: R-7.5(A) Zoning District
South: R-7.5(A) Zoning District
West: R-7.5(A) Zoning District

Land Use:

The subject site and areas to the north, south, east, and west are zoned R-7.5(A).

GENERAL FACTS/STAFF ANALYSIS:

- The application of Monica Hernandez for the property located at 10115 San Lorenzo Avenue focuses on two requests relating to the single-family zoning use regulations and the maximum building height regulations.
- The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations
- Secondly, the applicant is requesting a variance to the maximum building height regulations of 1-foot 2-inches to construct a 13-foot high (at midpoint) additional dwelling unit (not for rent); the building height is measured from grade to the midpoint of the roof of the building.
- In short, the applicant proposes to construct and/or maintain an additional dwelling unit (not for rent) at 13-feet high at the midpoint, which is 1-foot 2-inches taller than the midpoint of the main structure on the property.
- The subject site has single street frontage on San Lorenzo Avenue.
- The subject site along with surrounding properties to the north, south, east and west are zoned with residential uses.
- The subject site is currently developed with a residential structure and located within an established neighborhood.
- The applicant has the burden of proof in establishing that the special exception to the single-family zoning use regulations will not adversely affect the neighboring properties or be used as rental accommodations.
- The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.
- The applicant has the burden of proof in establishing that the special exception to the single-family zoning use regulations will not be used as rental accommodations.
- The applicant has the burden of proof for the variance 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 variance, 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.
 - 1-foot 2-inch variance to the maximum building height regulations.
 - 200' Radius Video:

Timeline:

November 22, 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.

December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

December 18, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

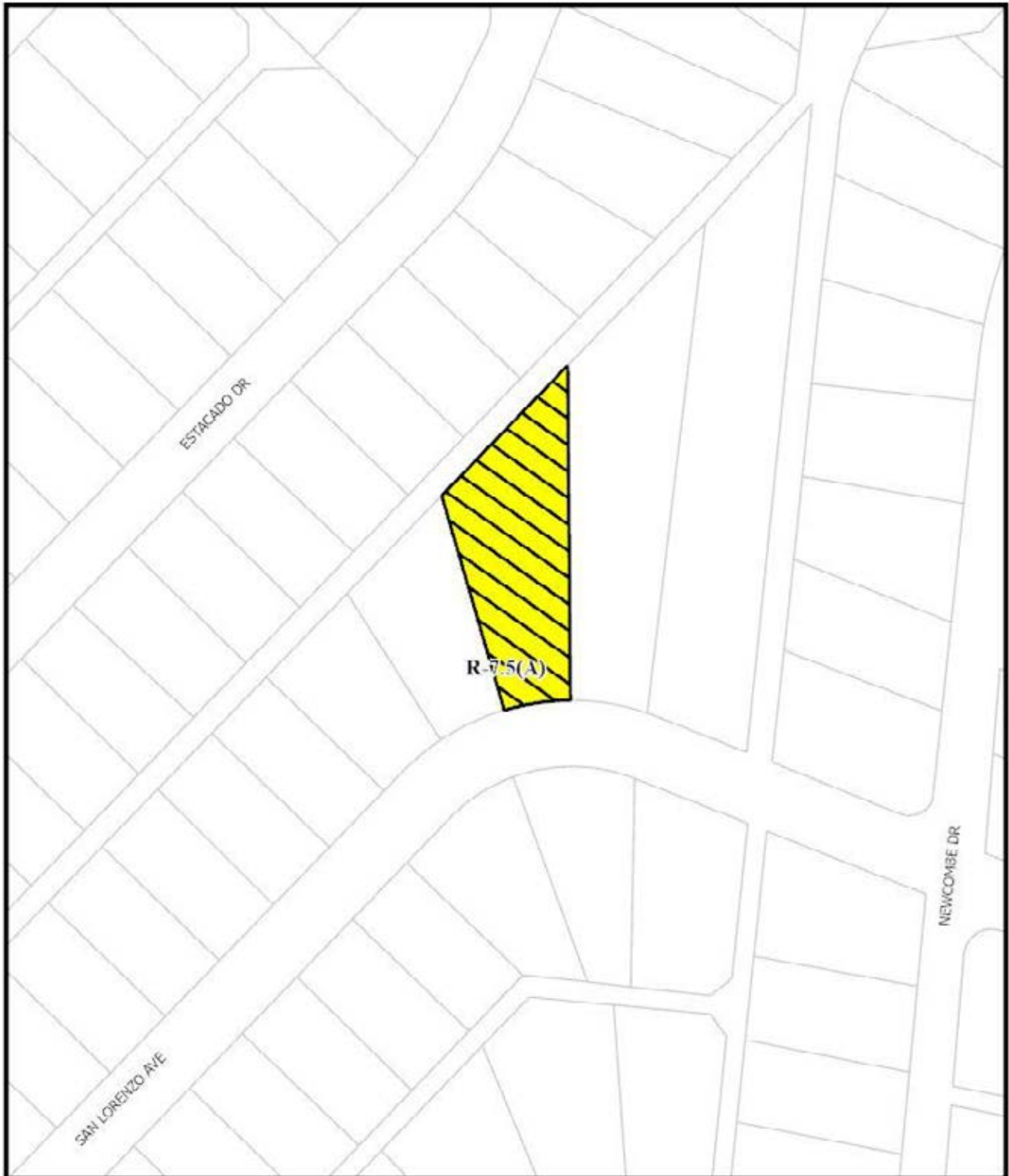
- an attachment that provided the hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, deadline to submit additional evidence to be incorporated into the board’s docket materials.

- 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.

January 2, 2025:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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

ZONING MAP

Case no: BDA245-002

Date: 12/19/2024



The area of request is hatched [hatched box]. 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 [hatched box]. 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

200' AREA OF NOTIFICATION
33 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-002**
 Date: **12/19/2024**

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.

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The number '0' indicates City of Dallas Ownership

 1:1,200	NOTIFICATION		Case no: BDA245-002
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">33</div> NUMBER OF PROPERTY OWNERS NOTIFIED		

Notification List of Property Owners

BDA245-002

33 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10115 SAN LORENZO AVE	PREUSS DOUGLAS K
2	10156 ESTACADO DR	JONES VELMA G
3	10162 ESTACADO DR	SMITHAM CRAIG H JR &
4	10202 ESTACADO DR	GARCIA MARIA &
5	10206 ESTACADO DR	LAP OF LUXURY LLC
6	10212 ESTACADO DR	DIZDAR MELANIE R
7	10216 ESTACADO DR	VILLANUEVA LORENA
8	10220 ESTACADO DR	OKE VICTOR B JR
9	10226 ESTACADO DR	MATA CATARINO
10	10230 ESTACADO DR	SALAZAR MARIA DELOURDES
11	10236 ESTACADO DR	ORTIZ ROSA IDALIA & FRANCISCO G
12	1862 FULLER DR	FEISER STEPHAN
13	10223 ESTACADO DR	Taxpayer at
14	10217 ESTACADO DR	BRODERICK KATHRYN ANN CANTU &
15	10213 ESTACADO DR	ZHANG CHENGCHENG
16	10207 ESTACADO DR	GALVAN DANIEL REVOCABLE TRUST
17	10245 NEWCOMBE DR	GUNNELS JACK T JR
18	10241 NEWCOMBE DR	PATINO AGUSTIN & BLANDINA
19	10233 NEWCOMBE DR	LUJAN DOMINGA C &
20	10083 SAN LORENZO AVE	DELGADO JOSE LUIS JR & LAUREN E
21	10087 SAN LORENZO AVE	PARIS LAUREN D
22	10105 SAN LORENZO AVE	ANDERSON ELIZABETH C &
23	10109 SAN LORENZO AVE	JOHNSON RANDALL
24	10119 SAN LORENZO AVE	GLISZCZYNSKI CLAUDIA &
25	10125 SAN LORENZO AVE	JONES GREGORY SCOTT
26	10229 NEWCOMBE DR	MYERS MARK WILSON

12/19/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10225 NEWCOMBE DR	BEACH JOHN W
28	10082 SAN LORENZO AVE	ACOSTA OSCAR D
29	10086 SAN LORENZO AVE	CAMPOS DANIEL
30	10106 SAN LORENZO AVE	DYESS DELISA
31	10116 SAN LORENZO AVE	STEWART BARBARA
32	10126 SAN LORENZO AVE	LAMBORGHINI PETER
33	10219 NEWCOMBE DR	WATTS JAMES R. &



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
33 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-002**
Date: **12/19/2024**

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: TUESDAY, JANUARY 21, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

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

BDA245-002(CJ) Application of Monica Hernandez for (1) a special exception to the single-family use regulations and for (2) a variance to the maximum height regulations at 10115 SAN LORENZO AVENUE. This property is more fully described as Block B/7403, Lot 23 and is zoned R-7.5(A), which limits the number of dwelling units to one, and prohibits the height of an accessory structure to exceed the height of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family zoning use regulations and proposes to construct and/or maintain a single-family residential accessory structure with a building height of 13-feet, which will require (2) a 1-foot 2-inch variance to the maximum building height regulations.

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. 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 Monday, January 20, 2025. 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 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 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
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

245-002

Data Relative to Subject Property: 11/28/24

Date:

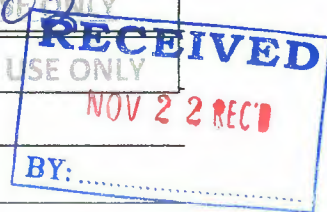
FOR OFFICE USE ONLY

Location address: 10115 San Lorenzo

Zoning District: R-7.5

Lot No.: 23 Block No.: B/7403 Acreage: 0.0026996607 Census Tract:

Street Frontage (in Feet): 1) 53' 2) 3) 4) 5)



To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DOUGLAS K PREUSS

Applicant: Monica Hernandez

Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct

Zip Code: 75025

E-mail Address: monica@americapermits.com

Represented by: Monica Hernandez

Telephone: 469-756-7868

Mailing Address: 7821 Pennington Ct

Zip Code: 75025

E-mail Address: monica@americapermits.com

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

Addition of an ADU that is 320sqft in the rear of the property

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

An addition of an ADU to the rear of the property would not adversely affect the neighborhood as our property is pretty big and the ADU would not be visible from the street. This ADU will not be rented out to the public, we are trying to get it approved for homeowners daughter to live at home, but with her own privacy

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

Monica Hernandez

(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

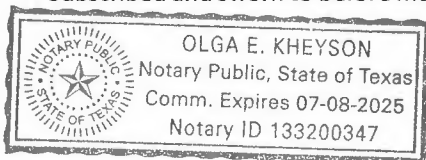
Respectfully submitted:

[Signature]

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

4 day of December, 2024



[Signature]
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 MONICA HERNANDEZ

did submit a request for (1) a special exception to the single family regulations, and for (2) a variance to the building height regulations

at 10115 San Lorenzo

BDA245-002(CJ) Application of Monica Hernandez for (1) a special exception to the single-family use regulations and for (2) a variance to the maximum height regulations at 10115 SAN LORENZO AVENUE. This property is more fully described as Block B/7403, Lot 23 and is zoned R-7.5(A), which limits the number of dwelling units to one, and prohibits the height of an accessory structure to exceed the height of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family zoning use regulations, and proposes to construct and/or maintain a single-family residential accessory structure with a building height of 13-feet, which will require (2) a 1-foot 2-inch variance to the maximum building height regulations.

Sincerely,


M. Samuell Eskander, PE

SHIPPED _____ RECEIVED _____
 DATE: _____ DATE: _____
 ANNEXED APRIL 26, 1954 ORD. NO. 6184
 SURVEY W.S.B. ANDERSON ABST. 8

CITY OF DALLAS PLAT BOOKS
 ADDITION SAN JUAN HEIGHTS (PART) & ROSS B. MYRICK SUBDIVISION

A-B-C-D 1
 BLOCKS 7403 7403 7403
 SCHOOL DIST. DALLAS

SCALE 100 FT. EQUALS 1 INCH

RECORDED 12-1-54
 ROSS B. MYRICK SUBDIV. RECD. 1-11-56
 SAN JUAN HEIGHTS NO. 2 RECORDED 2-18-57



A.E. DENOTES 4' X 30' ANCHOR WIRE EASEMENT

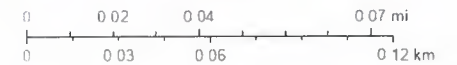
EDA 245-002

ArcGIS Web Map



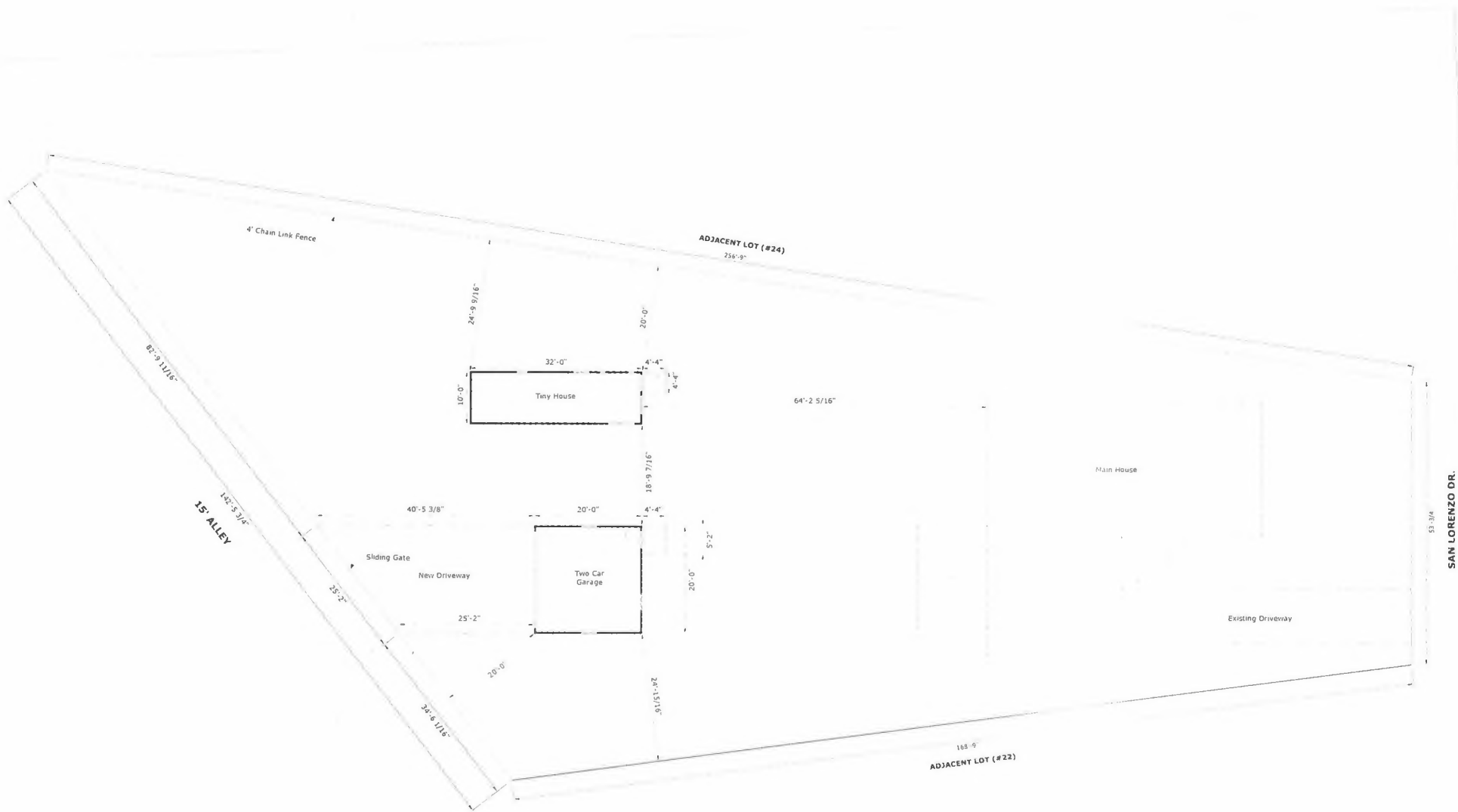
11/22/2024, 9:49:24 AM

1:1,822



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

BDA245-002



Scale: 1/8" = 1'-0" (1:96)

Preuss 32' x 10' Rambler Tiny House: Site Plan

10214 Ave, Dallas, TX 75228 Lot 23, Block No. B/403 of San Juan Heights

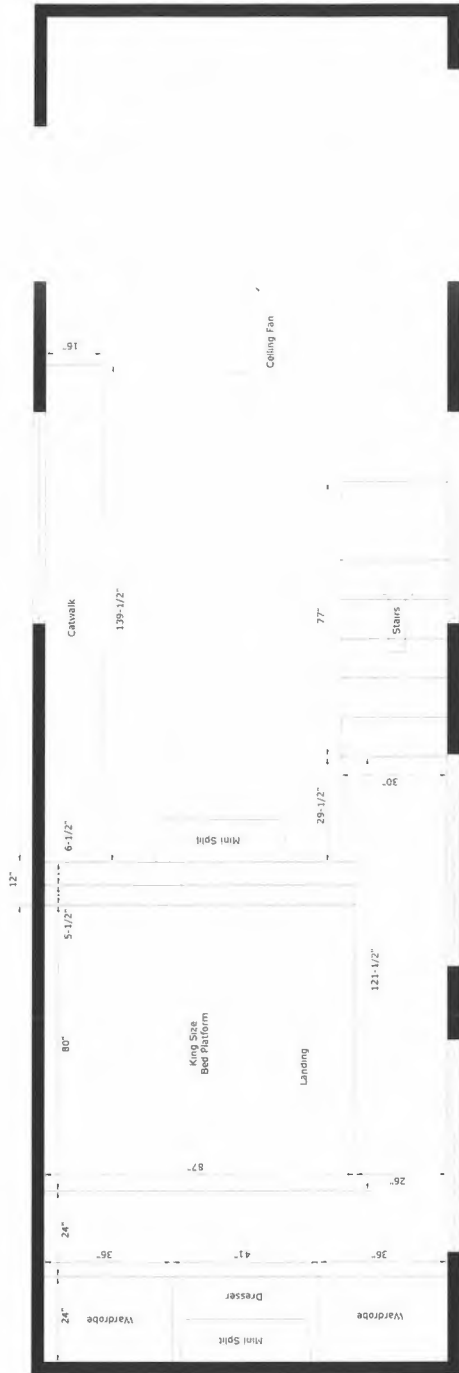
BD245-002



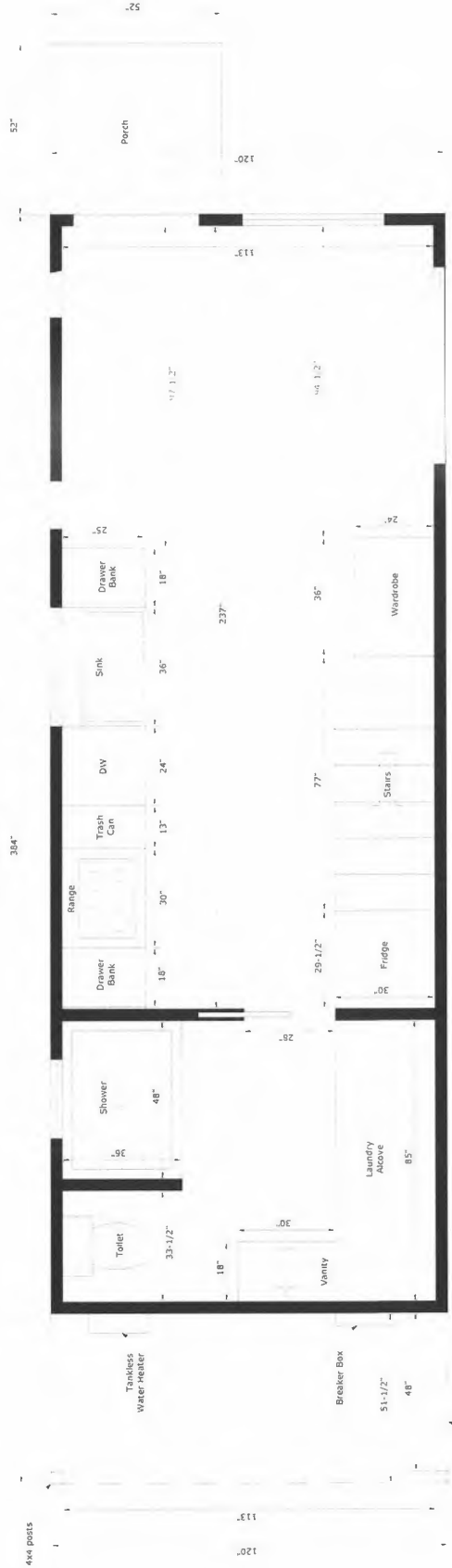
Indigo River Tiny Homes
 10863 Rockwall Rd, Dallas, TX 75238
 service@indigorivertiny.com
 (972) 591-3951

Drawn by: Peter Huggler, Will Monroe

Upper Level



Lower Level



Space under bump-out

BDA245-002

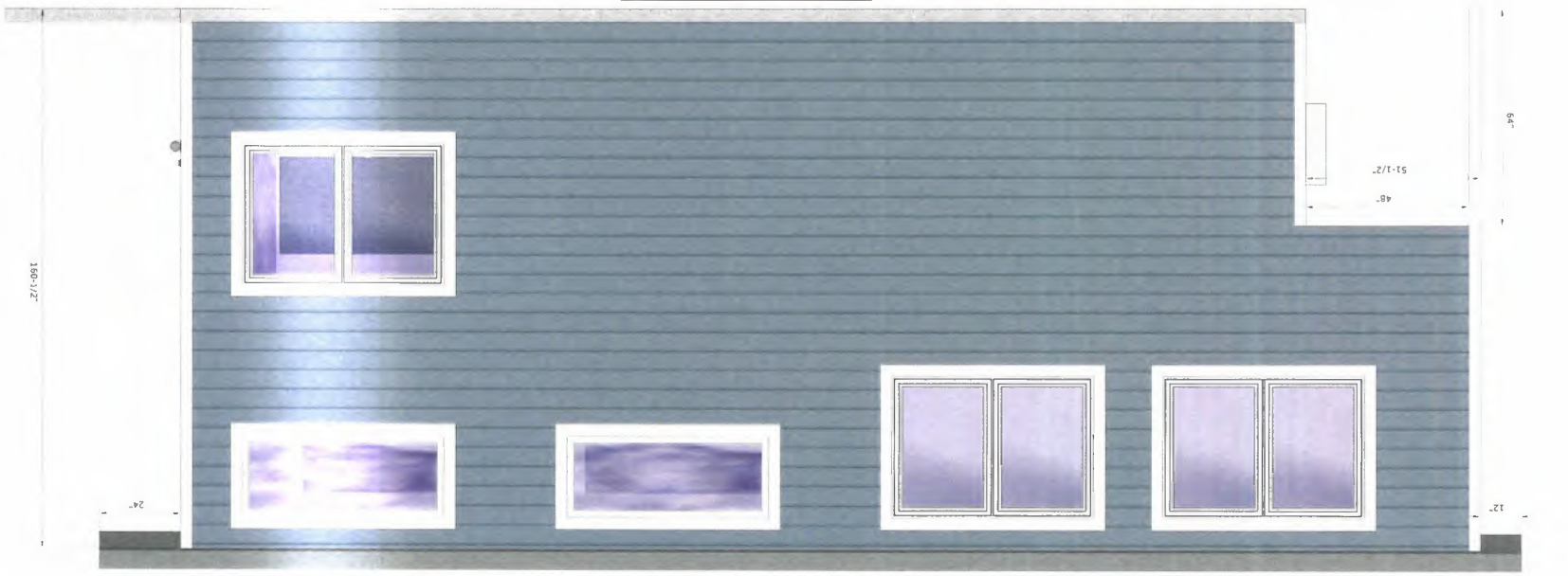
BKA245-002

Tiny House Elevations
Scale: 3/4" = 1'-0" (1:16)

Project 32 x 10' Rambler Tiny House Site Build 10115 San Antonio Dr., Drieh, TX 73238 Lot 23, Block No. 87743 of San Juan Heights



Low Side (facing adjacent lot #23)



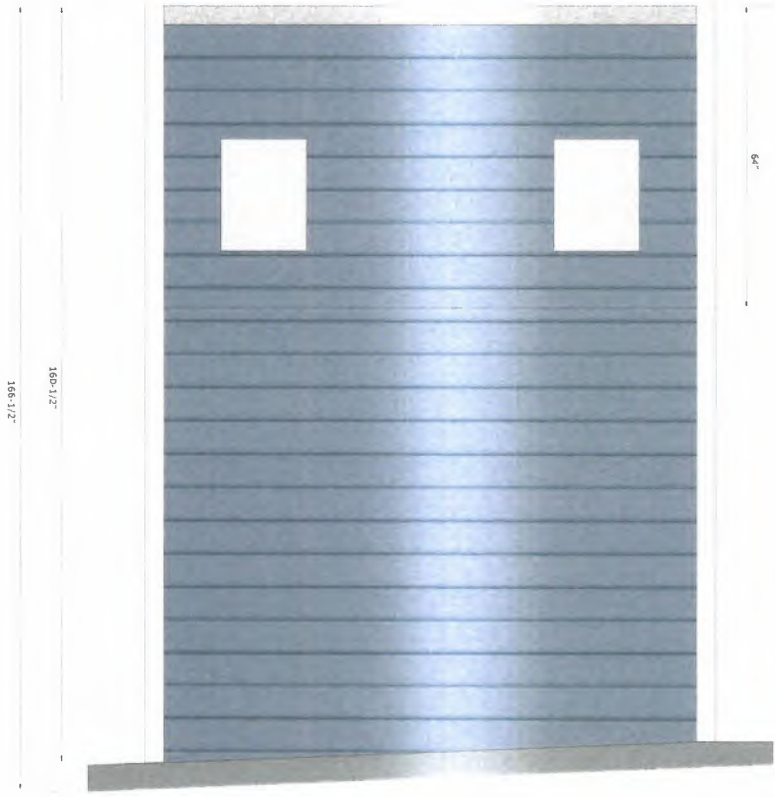
High Side (facing new garage)

3/27/24
10/27/24
11/15/24
12/10/24
1/10/25

EDA245-002

Tiny House Elevations Scale: 1" = 1'-0" (1:12)

4 Preusa 32' x 10' Rambler Tiny House Site Build 10115 San Lorenzo Dr., Dallas, TX 75228 (c) 2018 Bluebonnet Builders of San Antonio



Rear Side



Front Side

166'-1/2"
160'-5/16"

Main House (existing)



111

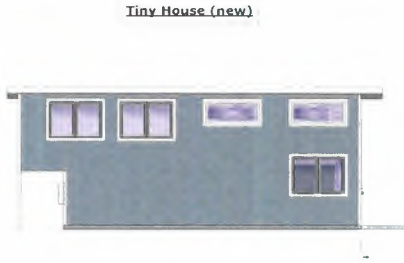
Tiny House (new)



13'-4 1/4"

Main House Elevations (front) Scale: 1/2" = 1'-0" (1.24)

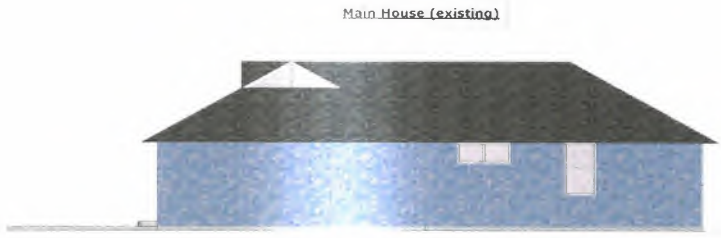
BDA-245-002



Tiny House (new)

Ground Level

64'-2 5/16"



Main House (existing)

BDA245-002

FILE NUMBER: BDA245-003(CJ)

BUILDING OFFICIAL'S REPORT: Application of Richard Powell for (1) a special exception to the fence height regulations at **4544 Royal Lane**. This property is more fully described as Block A/5534, Lot 3, 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: 4544 Royal Lane

APPLICANT: Richard Powell

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

STAFF RECOMMENDATION:

Special Exception (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 4544 Royal Lane in the last 5 years.

Square Footage:

- This lot contains 43,560 of square feet or 1 acre.
- 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 of Richard Powell for the property located at 4544 Royal Lane focuses on 1 request relating to fence height.
- The applicant proposes to maintain an 8-foot fence in a required front yard, which will require a 4-foot special exception to the fence height 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 Royal Lane.
- 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 exception to the fence standards relating to height 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: [BDA245-003 at 4544 Royal Lane](#)

Timeline:

November 22, 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.

December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

December 18, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

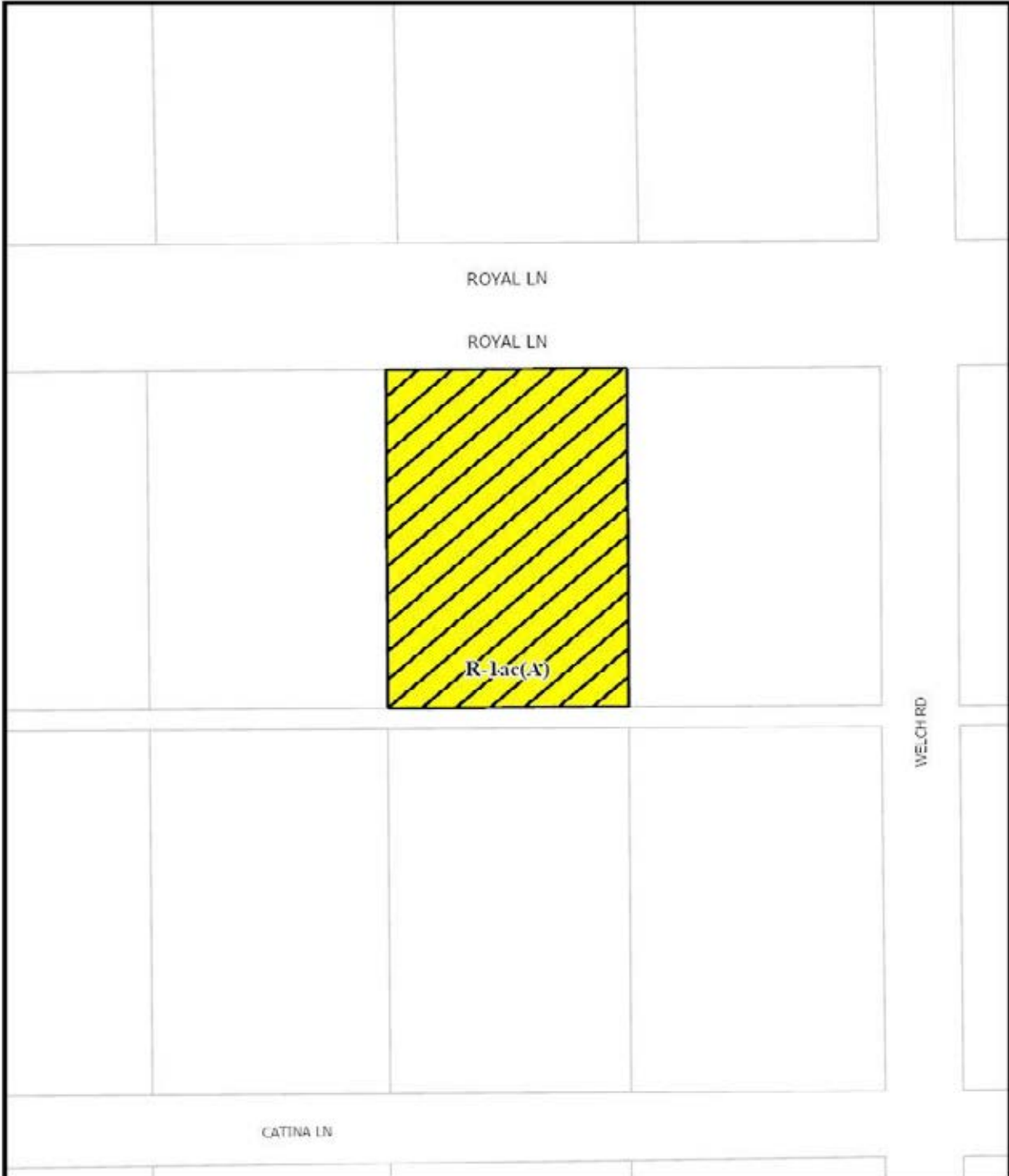
- an attachment that provided the hearing date and panel that will consider the application; the January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- 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.

January 2, 2025:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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

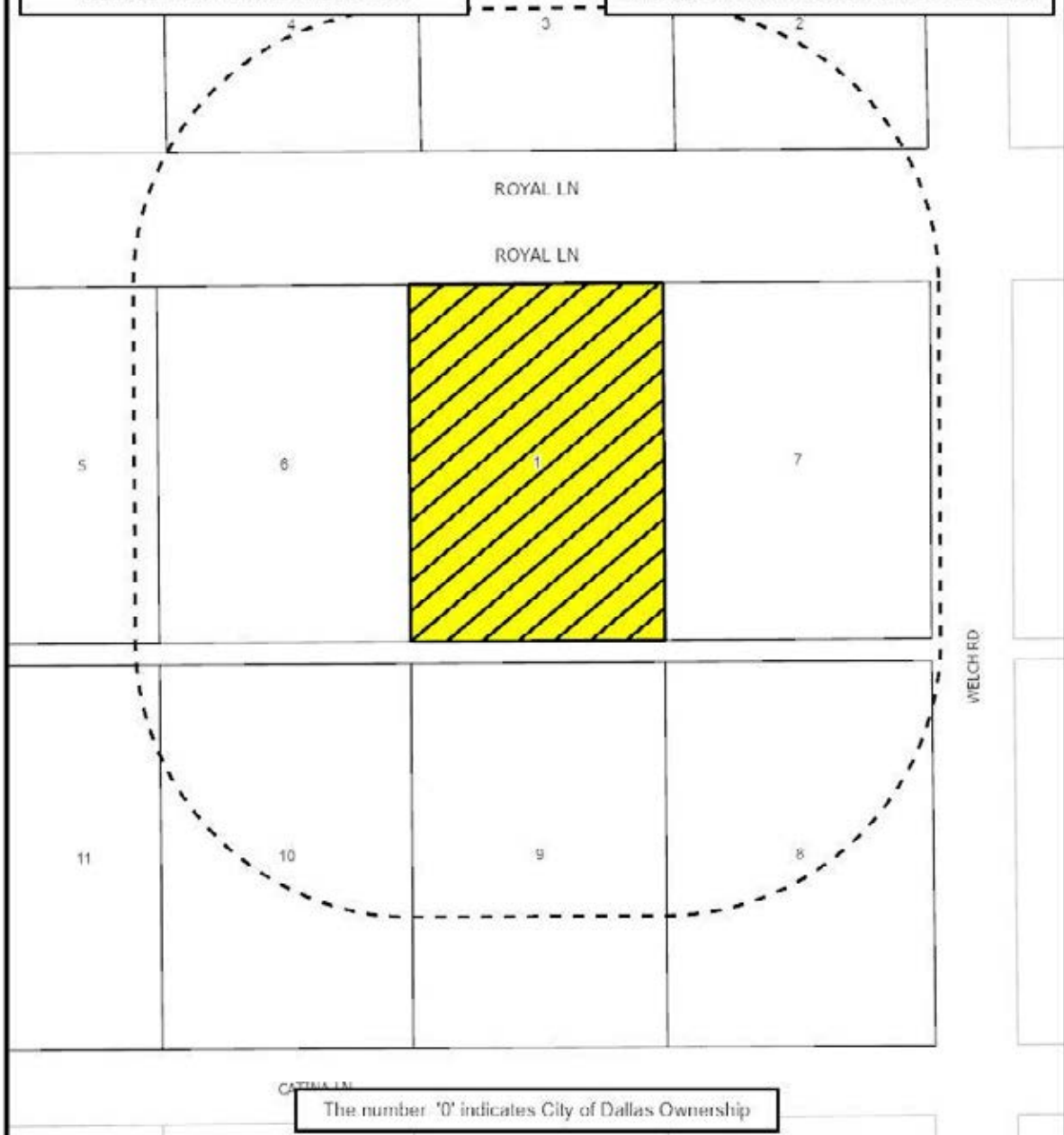
ZONING MAP

Case no: BDA245-003

Date: 12/19/2024


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.

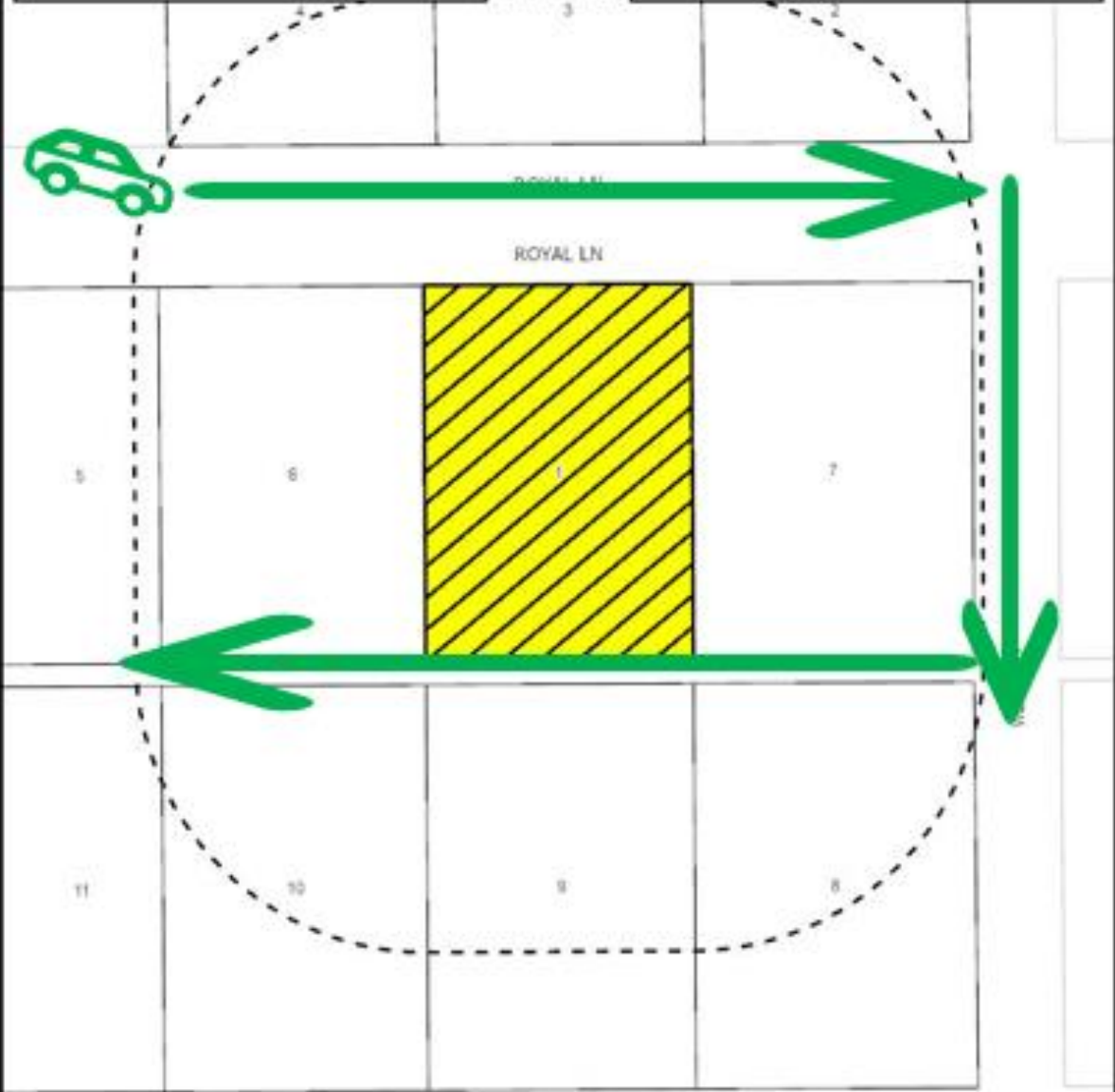


The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA245-003			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">11</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
11	NUMBER OF PROPERTY OWNERS NOTIFIED				

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 1:1,200	NOTIFICATION		Case no: BDA245-003
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">11</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/19/2024	

12/19/2024

Notification List of Property Owners

BDA245-003

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4544 ROYAL LN	POWELL RICHARD & DEBRA
2	4561 ROYAL LN	NGUYEN DZIEM & NGA
3	4545 ROYAL LN	MARSHALL FRANK W
4	4529 ROYAL LN	BROOKSHIRE CHRISTINA ANN
5	4512 ROYAL LN	KHOURY STEPHEN A & LISA A
6	4530 ROYAL LN	MICIOTTO JOHN
7	4562 ROYAL LN	Taxpayer at
8	4555 CATINA LN	OH MICHAEL &
9	4545 CATINA LN	PARK ANDREW E & BETTY J
10	4525 CATINA LN	DALFEN SEAN
11	4507 CATINA LN	HOCHMAN JESSE N &



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-003**

Date: **12/19/2024**

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: TUESDAY, JANUARY 21, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

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

BDA245-003(CJ) Application of Richard Powell for (1) a special exception to the fence height regulations at 4544 ROYAL LANE. This property is more fully described as Block A/5534, Lot 3, 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.

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. 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 Monday, January 20, 2025. 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 or 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 at (214) 670-4127.

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

PLEASE SEND REPLIES TO:
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 245-003 **RECEIVED**
FOR OFFICE USE **NOV 22 REC'D**

Data Relative to Subject Property: _____ Date: _____
Location address: 4544 ROYAL LANE Zoning District: R-1 AC(A)
Lot No.: 3 Block No.: A/5534 Acreage: 1 AC Census Tract: R-1 AC(A)
Street Frontage (in Feet): 1) 183 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Richard & Debra Powell
Applicant: Richard Powell Telephone: 903-278-7999
Mailing Address: 4544 ROYAL LANE Zip Code: 75229
E-mail Address: dpo2324452@AOL.COM
Represented by: Richard Powell Telephone: 903-278-7999
Mailing Address: 4544 ROYAL LANE Zip Code: 75229
E-mail Address: dpo2324452@AOL.COM
Affirm that an appeal has been made for a Variance or Special Exception of 8 Ft fence
OF 4 Foot to fence Height.

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:

SAFETY & DOESN'T HAVE ANY ADVERSELY EFFECT

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 Richard Powell / Debra Powell
(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 13th day of November, 2024

[Signature]
Notary Public in and for Dallas County, Texas
AQUILES SAVALA
My Notary ID # 125584223
Expires June 22, 2027

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

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

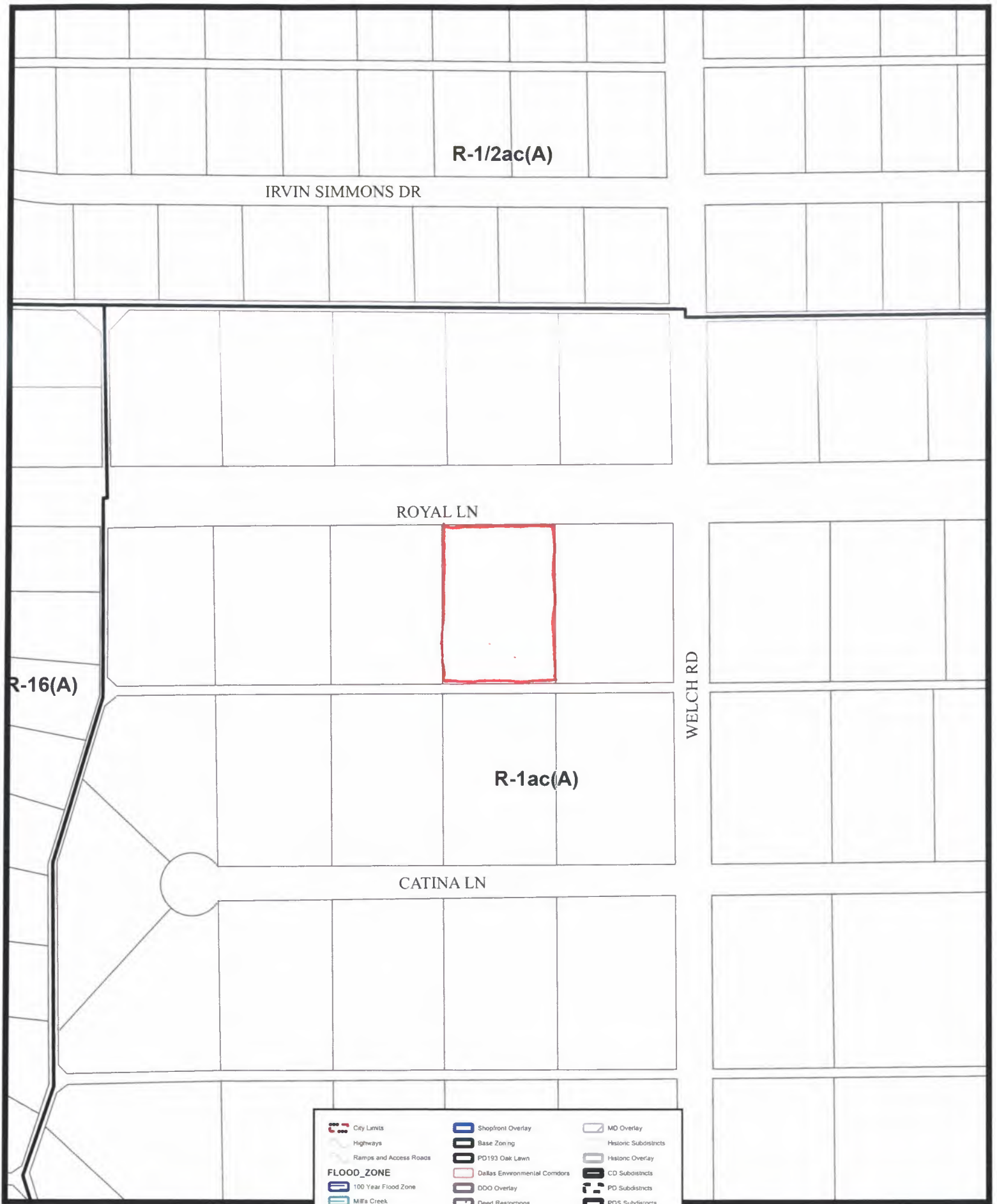
I hereby certify that RICHARD POWELL

did submit a request for (1) a special exception to the fence height regulations
at 4544 Royal Ln

BDA245-003(CJ) Application of Richard Powell for (1) a special exception to the fence height regulations at 4544 ROYAL LANE. This property is more fully described as Block A/5534, Lot 3, 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.

Sincerely,


M. Samuell Eskander, PE



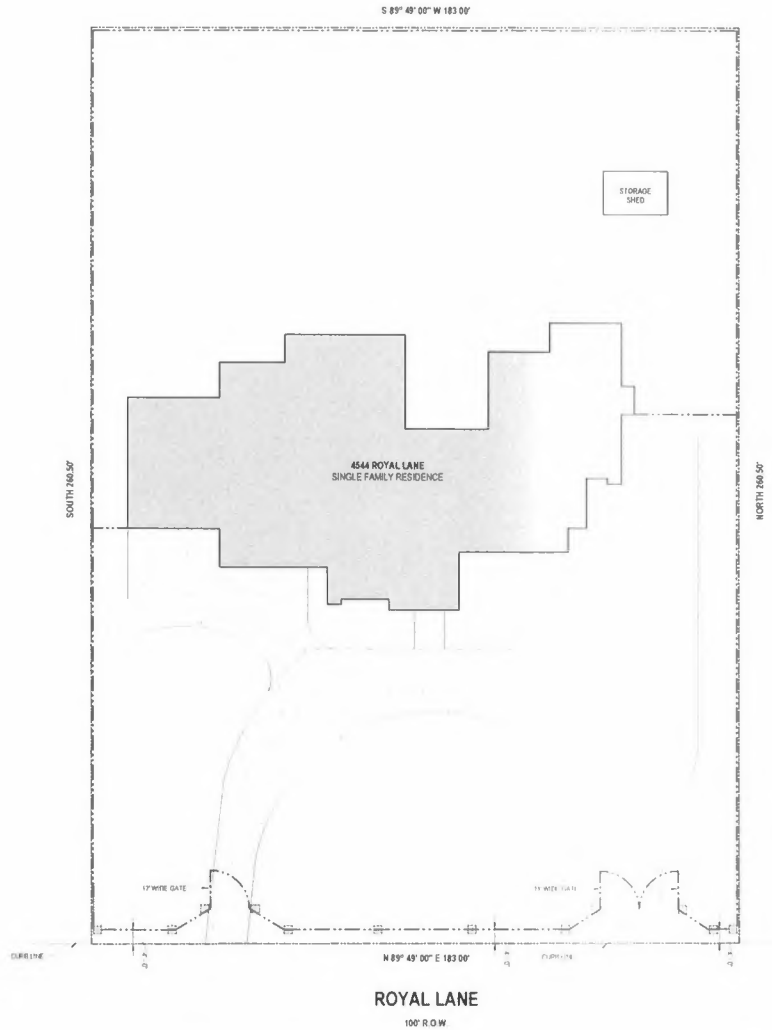
City Limits	Shopfront Overlay	MO Overlay
Highways	Base Zoning	Historic Subdistricts
Ramps and Access Roads	PD193 Oak Lawn	Historic Overlay
FLOOD_ZONE	Dallas Environmental Corridors	CD Subdistricts
100 Year Flood Zone	DDO Overlay	PD Subdistricts
MIE's Creek	Deed Restrictions	PDS Subdistricts
Peak's Branch	SUP	NSO Subdistricts
X PROTECTED BY LEVEE	D	NSO Overlay
Parks	D-1	Escarpment Overlay
Height Map Overlay	CP	
Parking Management Overlay	424	



1:2,400

Case ID: BDA245-003

Printed: 10/28/2024



1 SITE PLAN
1" = 16'-0"

SITE PLAN LEGEND	
PROPERTY LINE	
METAL FENCE (EXISTING)	
PROPOSED 6\"/>	

4544 ROYAL LANE FENCE

4544 ROYAL LANE
DALLAS, TX 75229

REVISIONS	
#	DATE

PROJECT NUMBER
2451
DATE
NOV. 12, 2024
BY
TRAVIS
BOARD OF
ADJUSTMENT
DRAWING TYPE
SITE PLAN

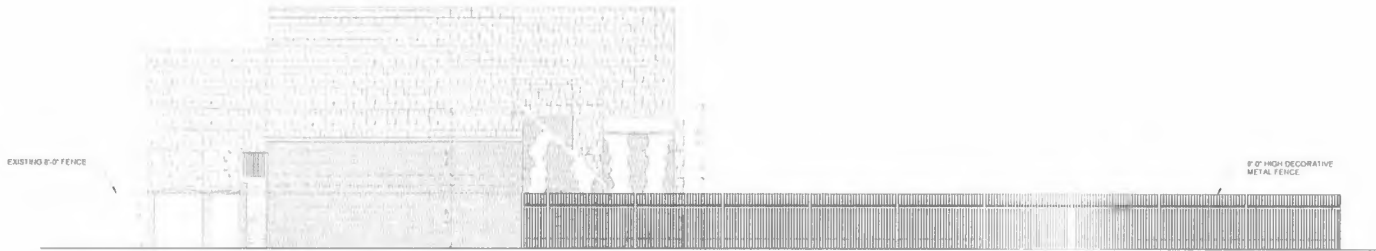
DRAWING NUMBER
AS1.0



BDA245 003



1 NORTH ELEVATION (FACING ROYAL LANE)
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

4544 ROYAL LANE FENCE

4544 ROYAL LANE
DALLAS, TX 75229

REVISIONS	#	DATE

PROJECT NUMBER
2451
DATE
NOV. 12, 2024
ISSUE
BOARD OF ADJUSTMENT
DRAWING TYPE
EXTERIOR ELEVATIONS
DRAWING NUMBER
A4.10

BDA 245-003

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 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 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.
- 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.
- Granting both variances 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: Planning and Development 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.

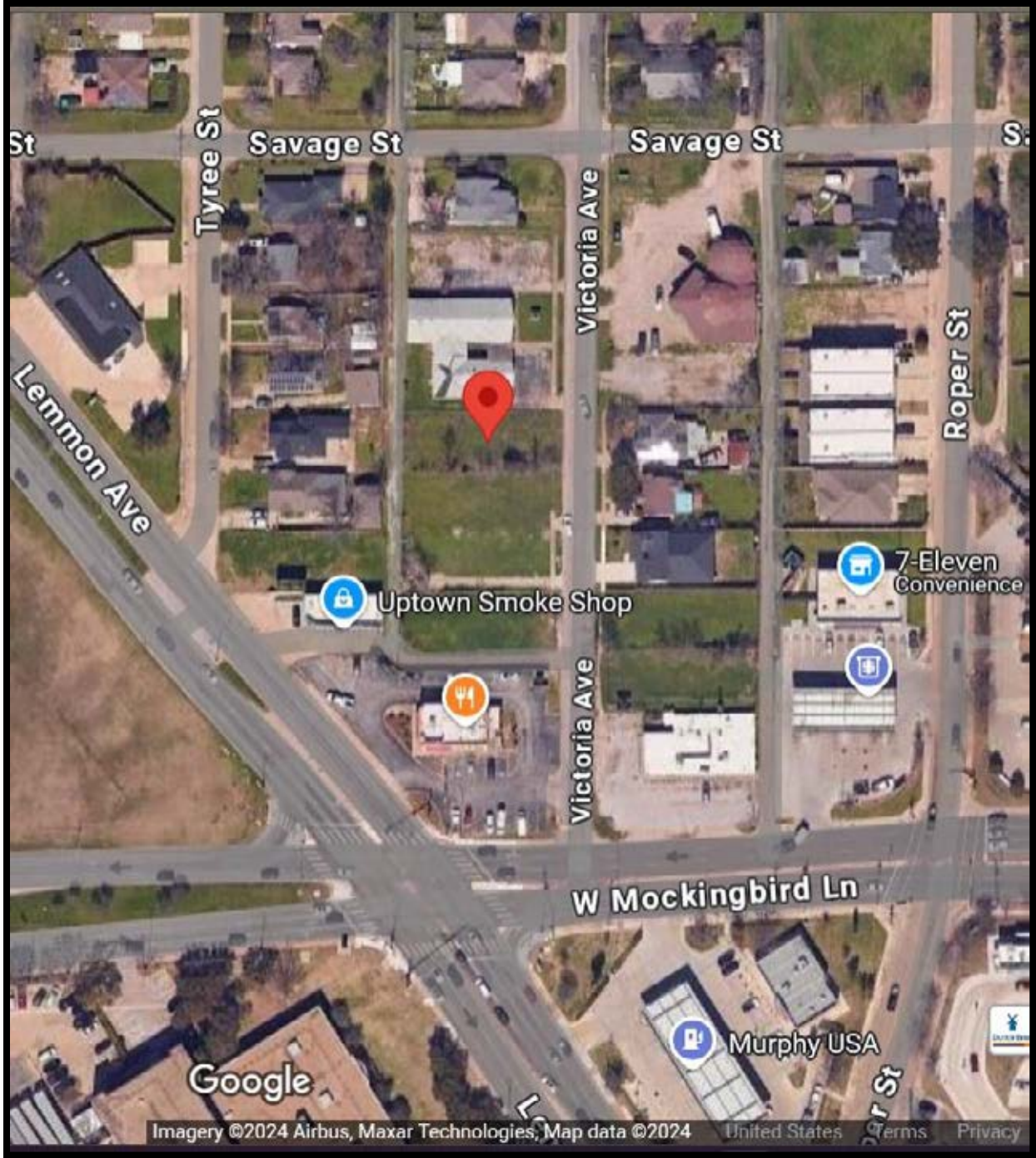
November 22, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the December public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner,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


December 9, 2024: The Board of Adjustment Panel **A**, at its public hearing held on Monday, December 9, 2024, moved to **HOLD** this matter under advisement until **January 21, 2025**.

December 24, 2024: Planning and Development 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis; and January 10, 2025, 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.

January 2, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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>
------------------------------------------------------------------------------------------------	---------------------	-------------------------------------------------------




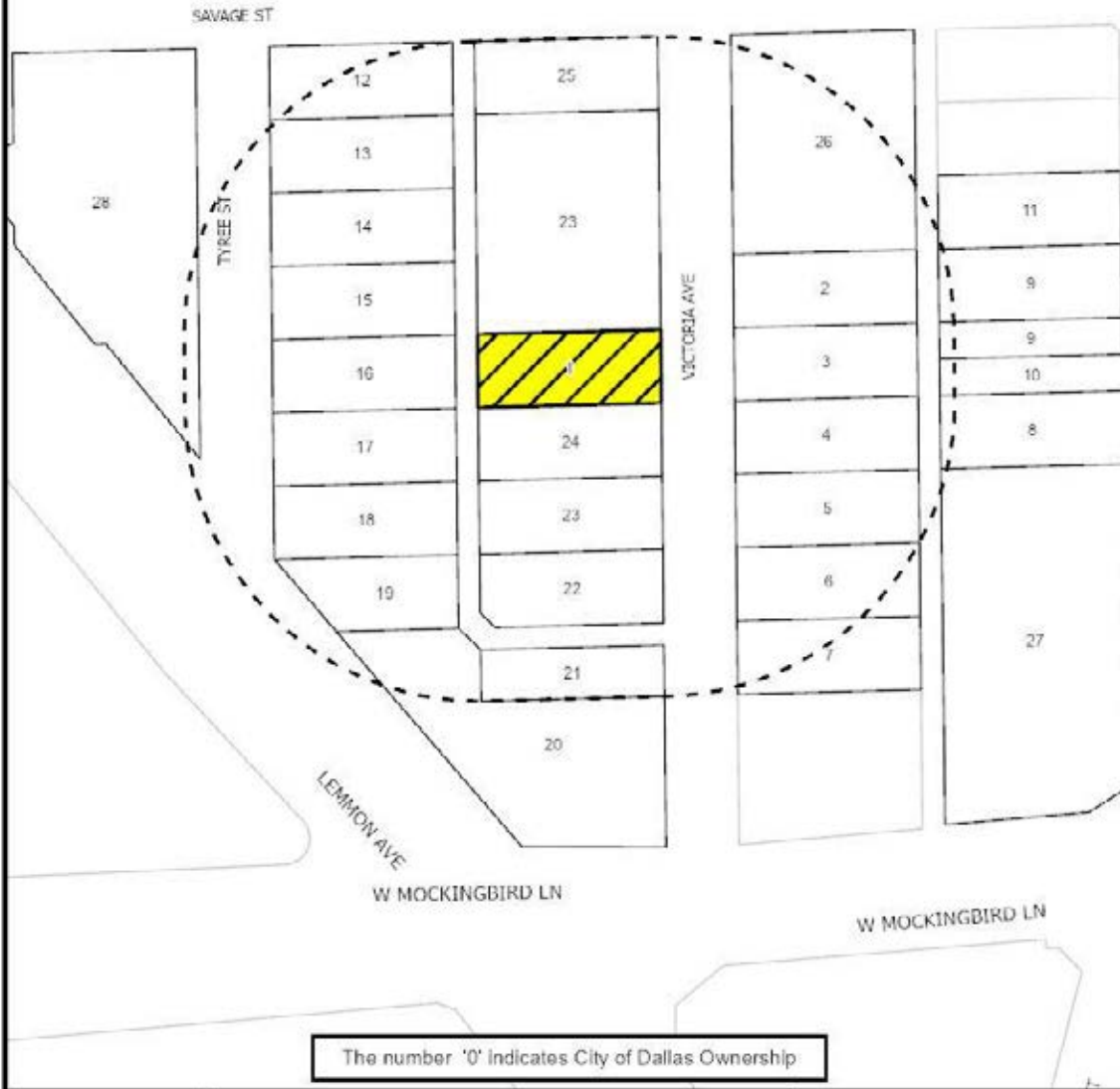
1:1,200

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	NOTIFICATION	Case no: BDA234-156
	200' AREA OF NOTIFICATION 28 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/22/2024

11/22/2024

Notification List of Property Owners

BDA234-156

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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



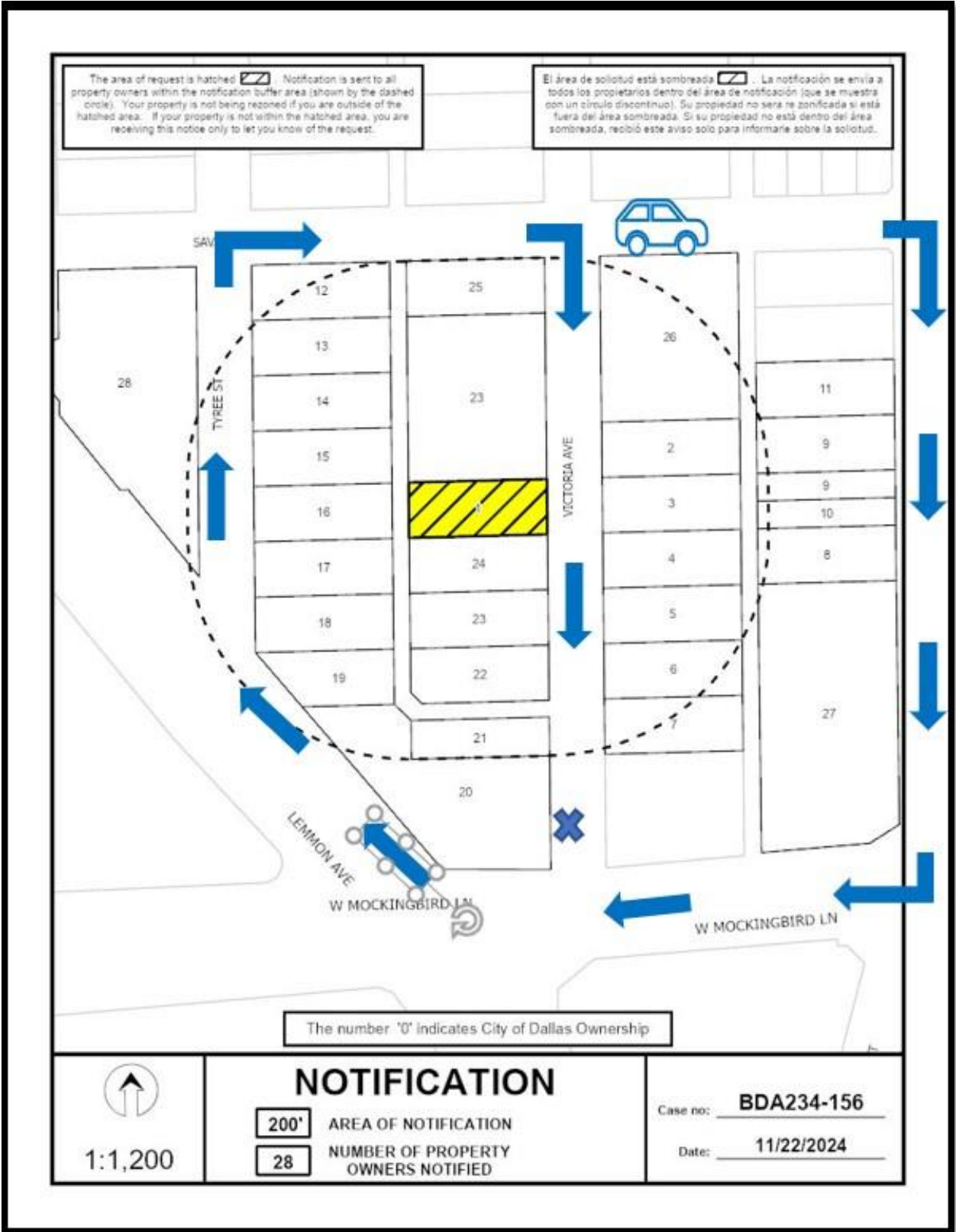
1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
28 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA234-156**
Date: **11/22/2024**

200' Radius Route Map



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: TUESDAY, JANUARY 21, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment: This case was held under advisement on December 09, 2024.

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. 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 Monday, January 20, 2025. 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 or 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

**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

**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 DANIEL LE

did submit a request 6529 VICTORIA AVE.

at

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.

*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

August 7, 2024

DANIEL LE
F80 CONSTRUCTION, INC
4804 PIER NINE DRIVE
ARLINGTON, TX 76016
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.

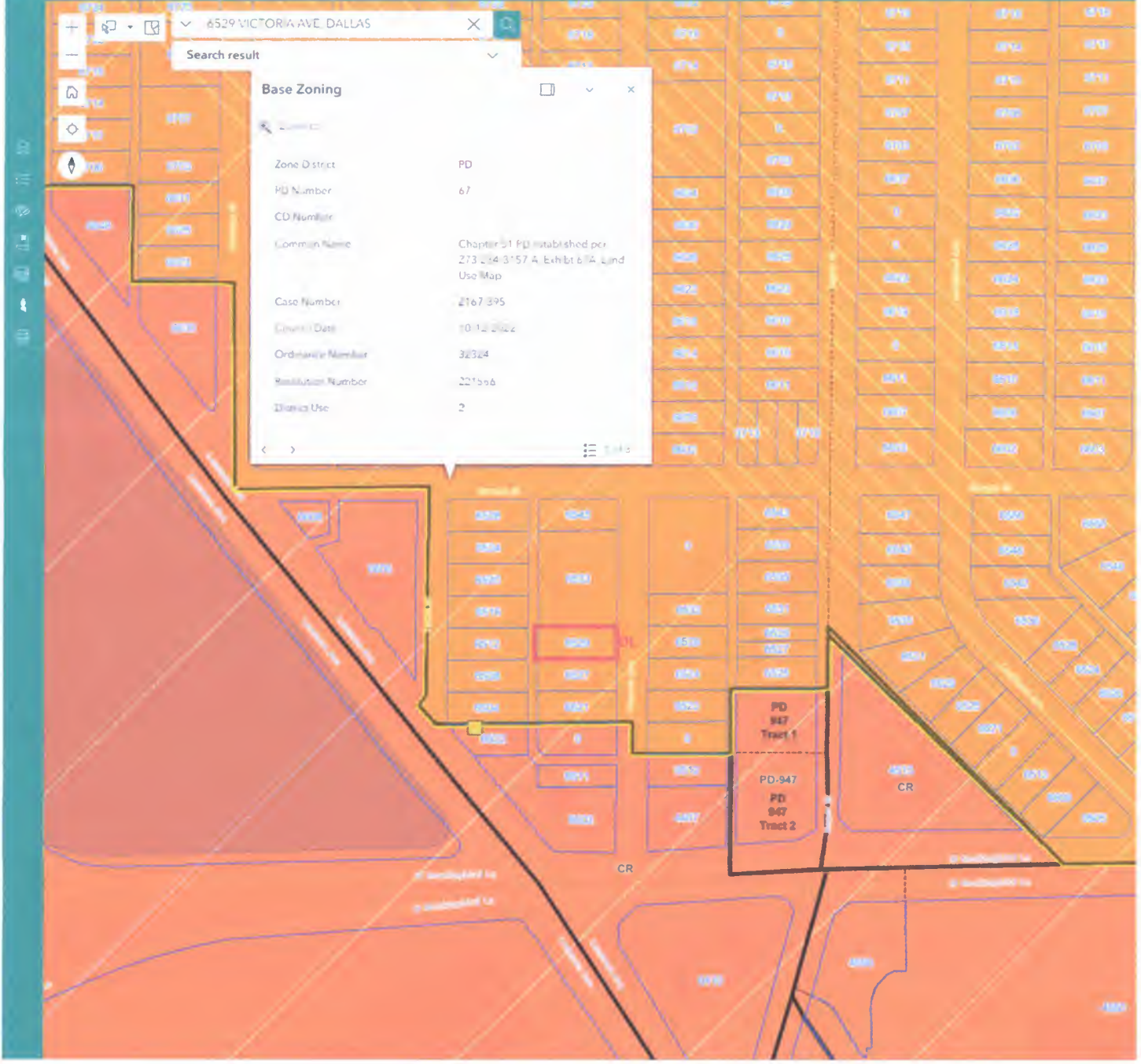
Thank you for your prompt attention to this matter.

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

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

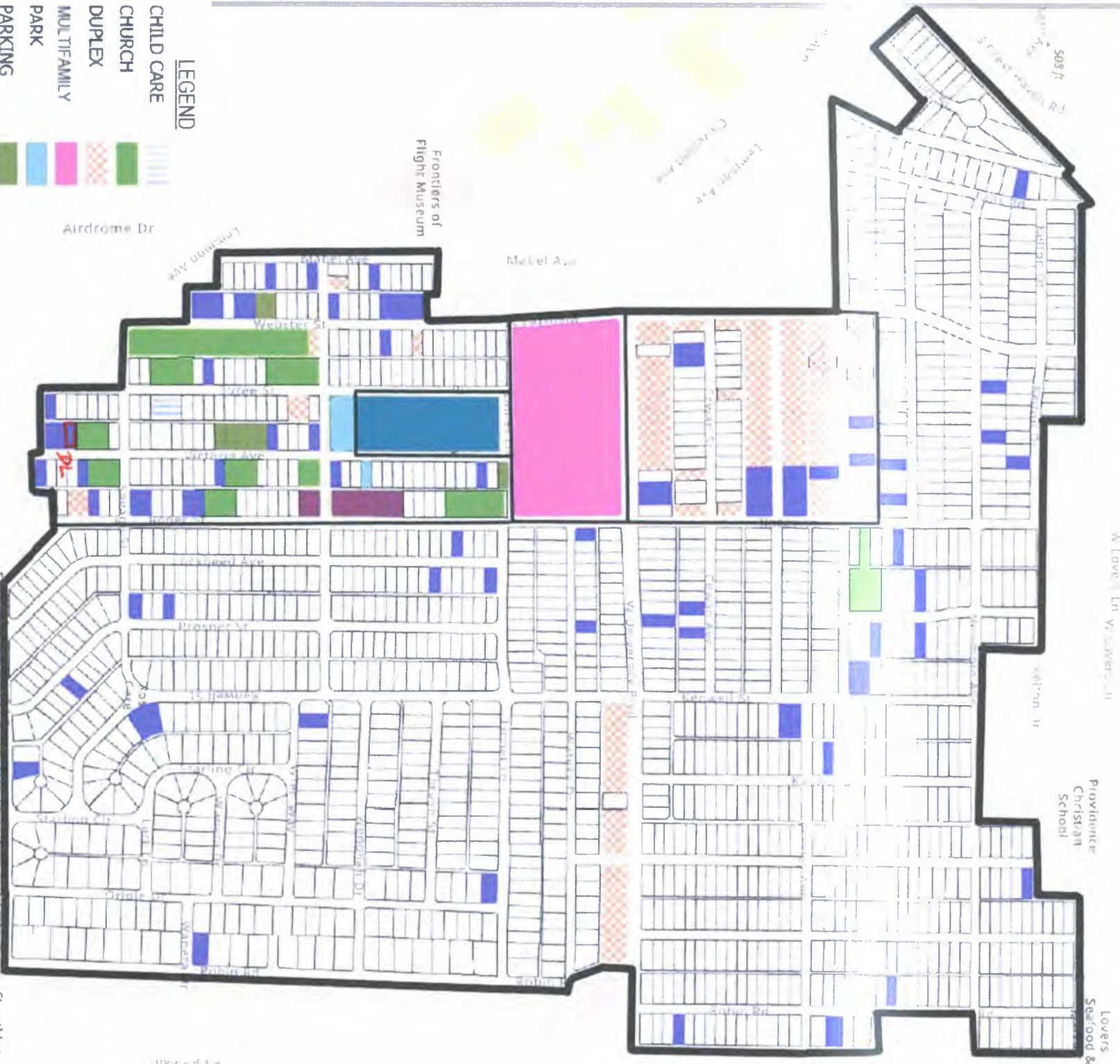




32324

Exhibit 67A – Land Use Map

221566



- LEGEND**
- CHILD CARE
 - CHURCH
 - DUPLEX
 - MULTIFAMILY
 - PARK
 - PARKING
 - REC CTR
 - SCHOOL
 - SINGLE FAMILY
 - VACANT



* 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
General	
G0.01	Cover Sheet & General Information
Civil	
C1.01	Site Plan
Structural	
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
Architectural	
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
Plumbing	
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

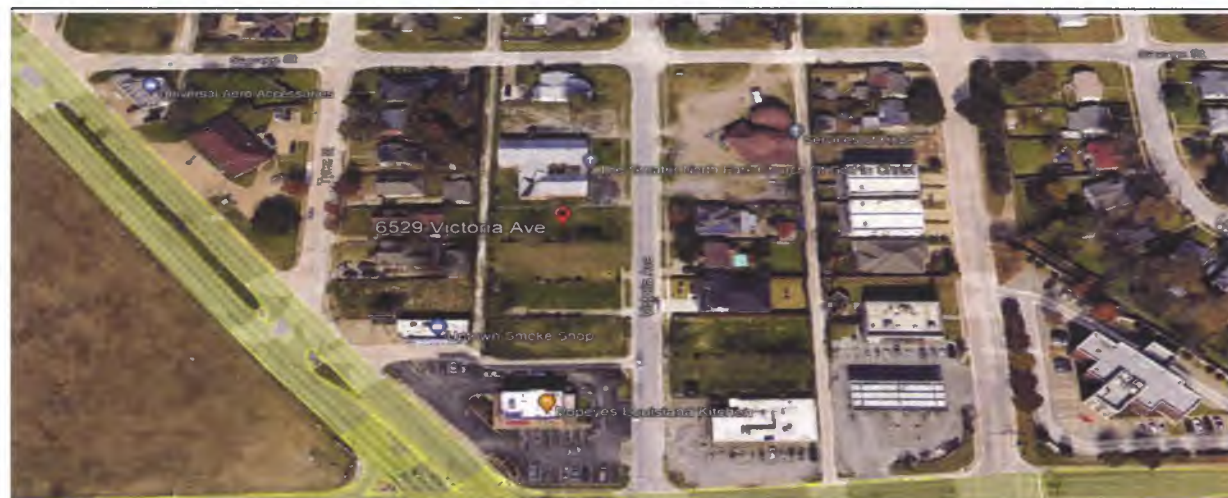
LOT USAGE

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 %

BUILDING AREA	
BUILDING AREA	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

ZONING	PD-67
LEGAL DESCRIPTION	Webster & Woods North Park BLK P/2606 LT 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

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



City of Dallas

APPROVED
Building Inspection

03/27/23

SEAL

PD 67 TRACT3/D(A)
F-25'
S-5'
R-5'
HT-30'
LOT COV-45%
P-1

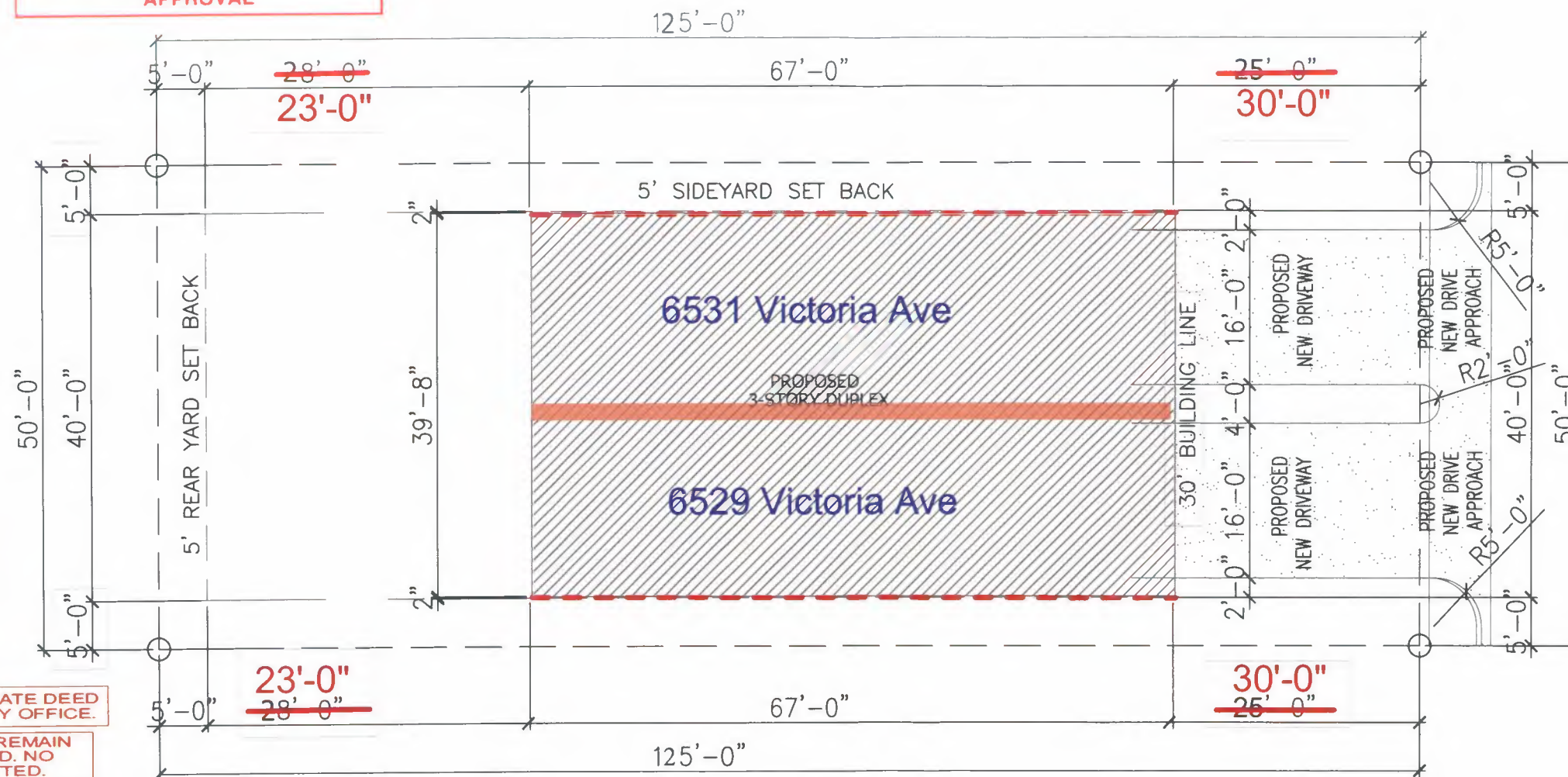
THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

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



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 DESCRIPTION WEBSTER & WOODS NORTH PARK BLK P/2606 LT 18

NORTH



1 SITE PLAN
C1 SCALE: 1" = 15'

Project Consulting & Construction
DESIGN • BUILD • CONSULTANCY

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

1"=15'

SHEET TITLE

SITE PLAN

SHEET #

C1.01

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

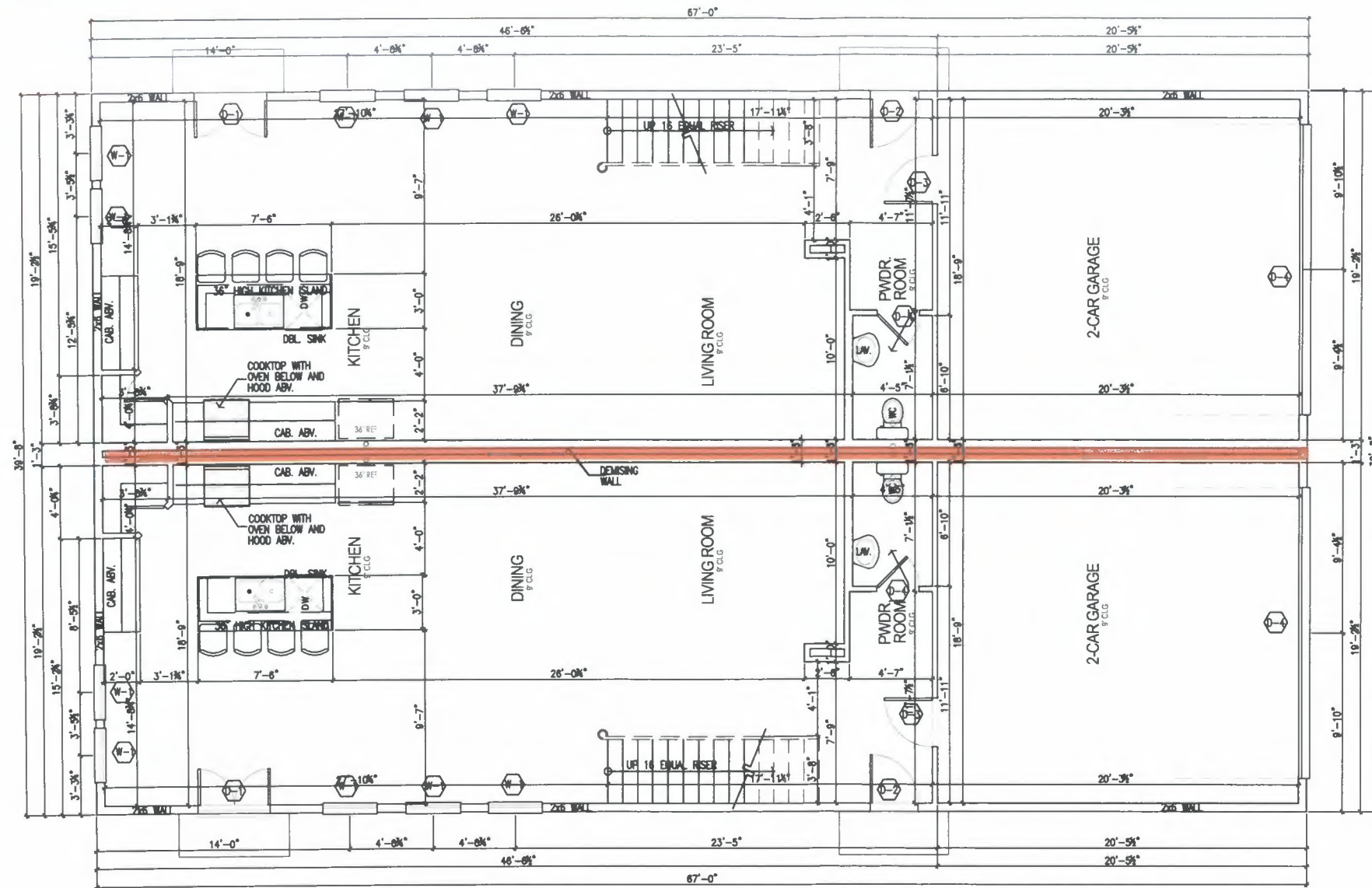


City of Dallas

APPROVED

Building Inspection

03/27/23



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
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"

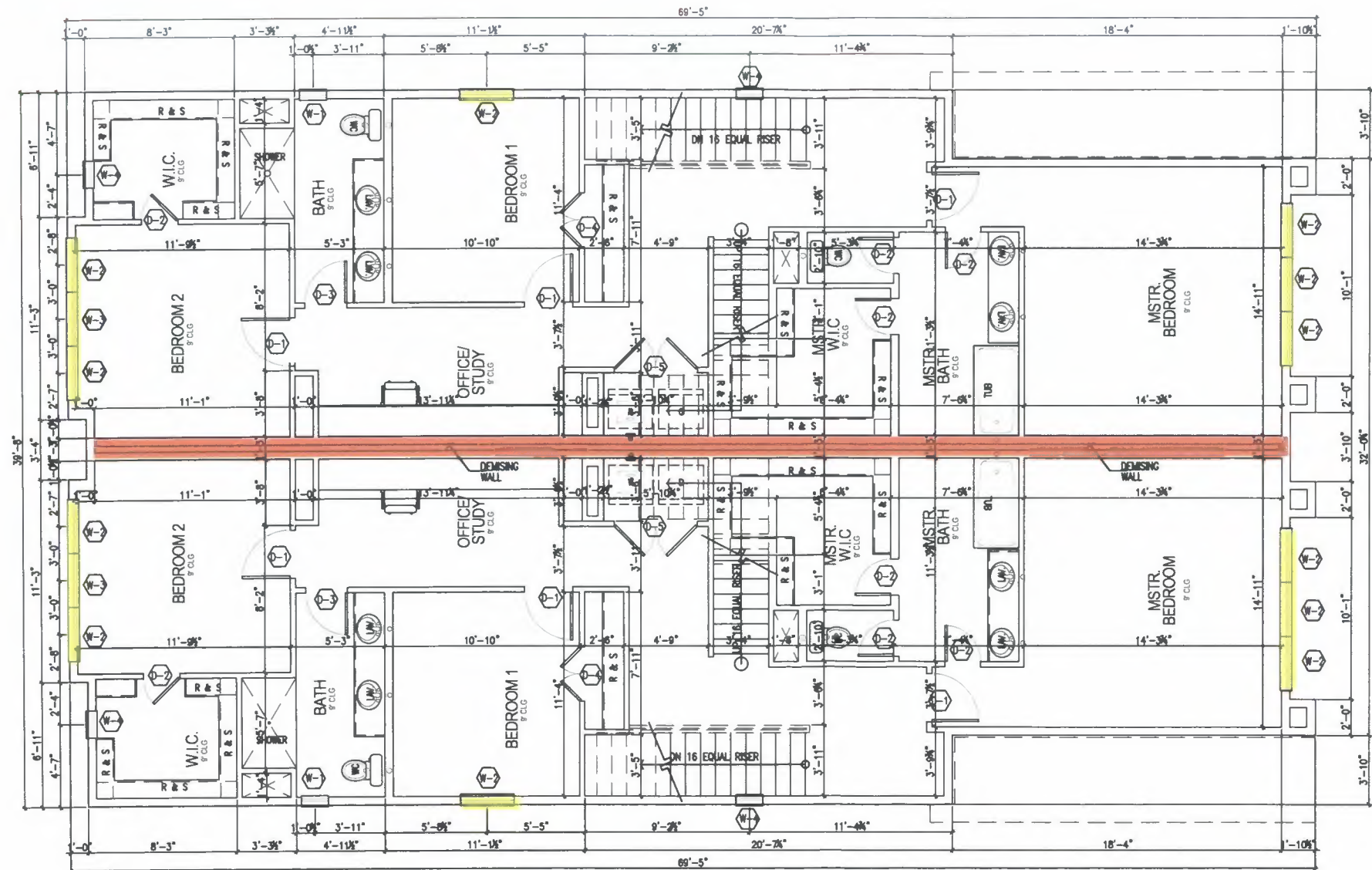
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

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



1 SECOND FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"



City of Dallas
APPROVED
Building Inspection
03/27/23

SEAL

Project Consulting & Construction
DESIGN - BUILD - CONSULTANCY

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
1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN

SHEET #
A1.02

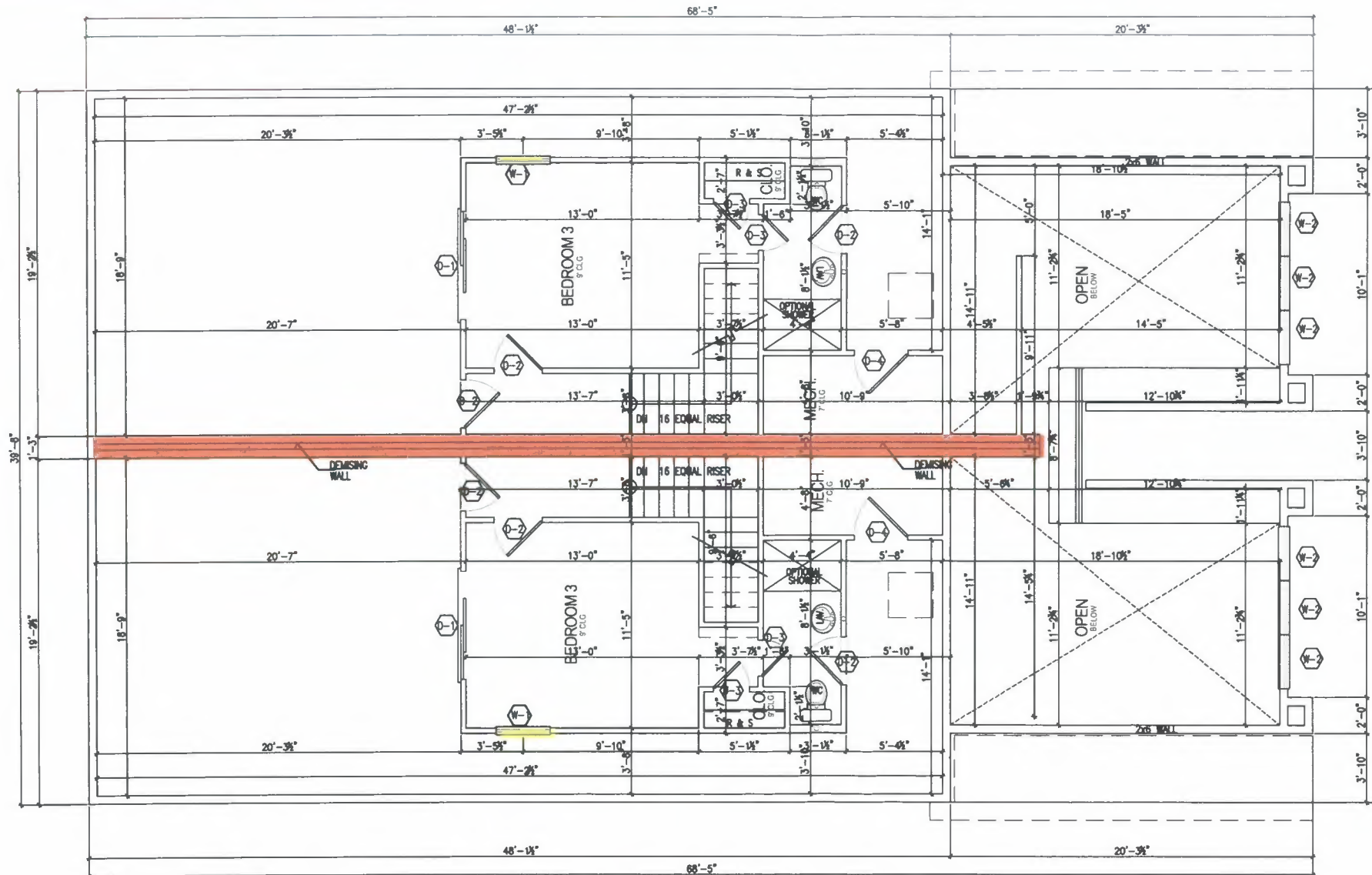
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE- AND TWO-FAMILY DWELLING CODE

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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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
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.



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

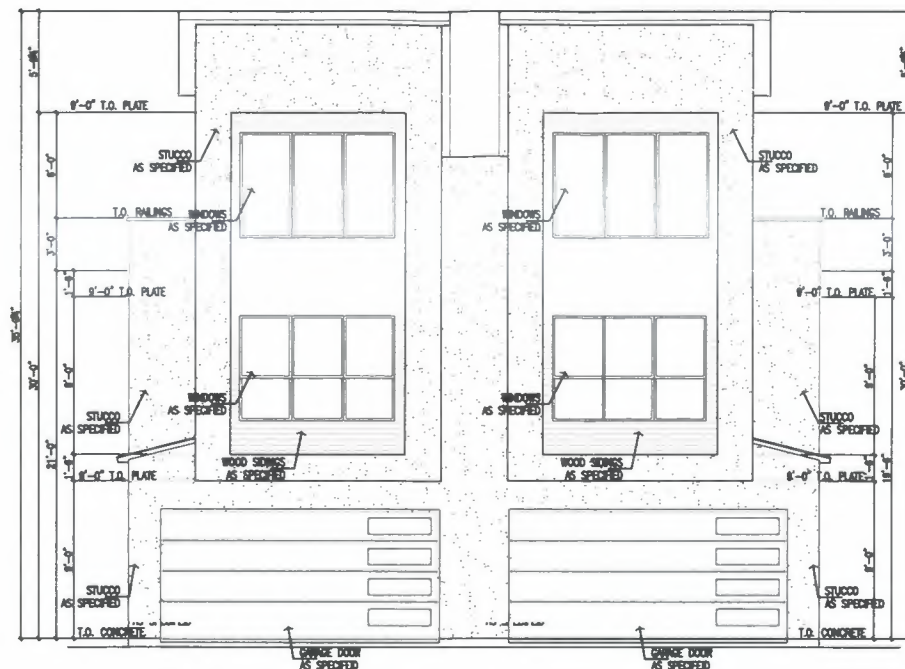
3/32"=1'-0"

SHEET TITLE

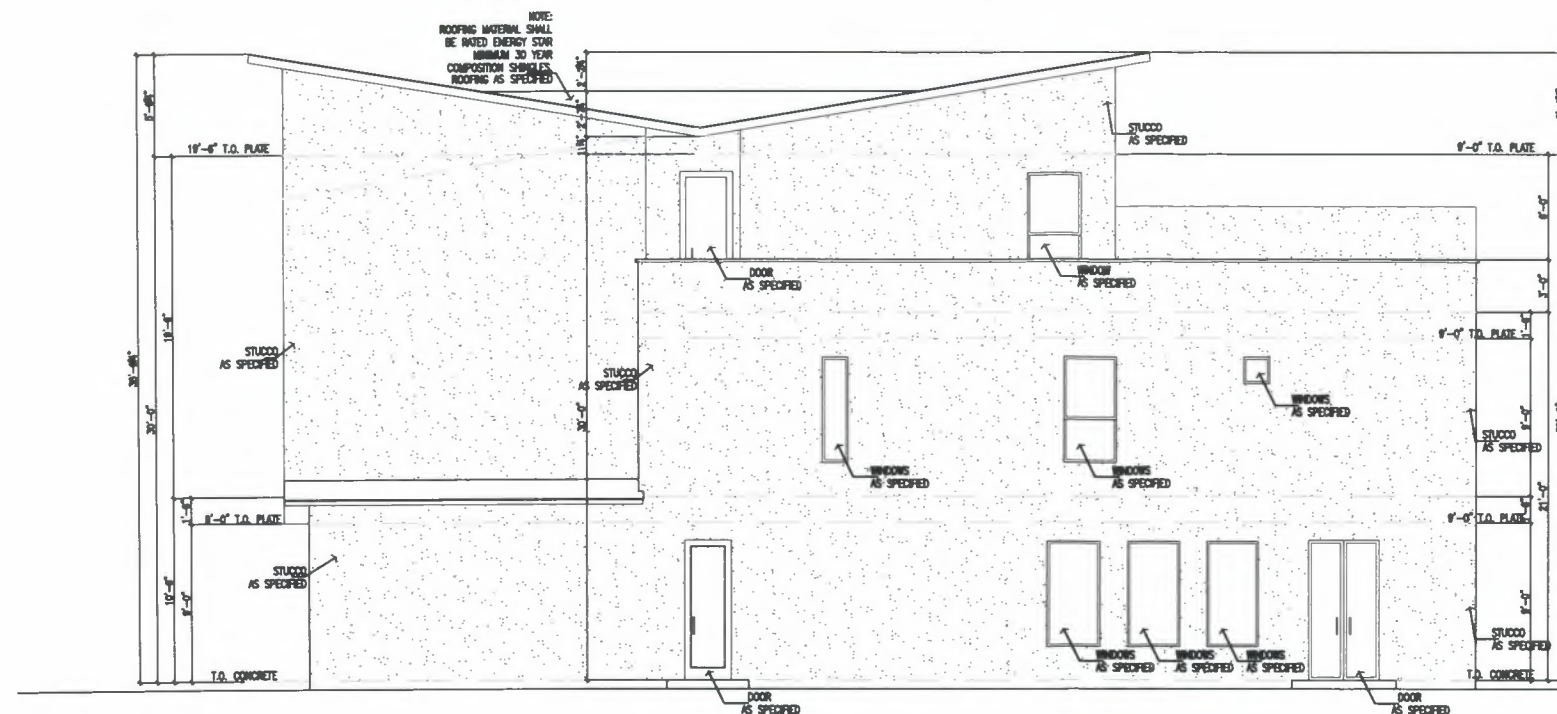
ELEVATION

SHEET #

A1.07



1 FRONT ELEVATION
A7 SCALE: 3/32" = 1'-0"



2 RIGHT SIDE ELEVATION
A7 SCALE: 3/32" = 1'-0"

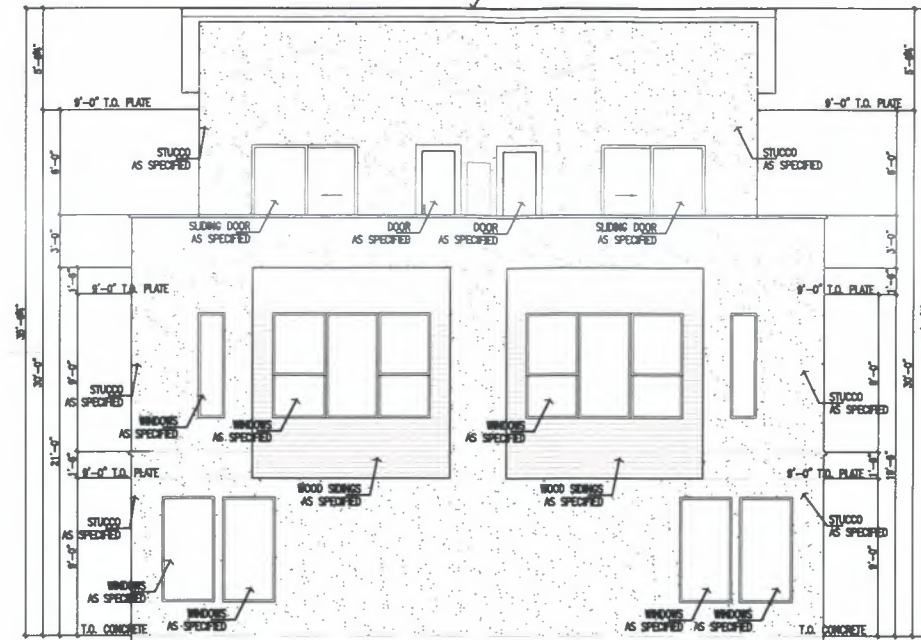
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

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

MAX HEIGHT NOT TO EXCEED 36'

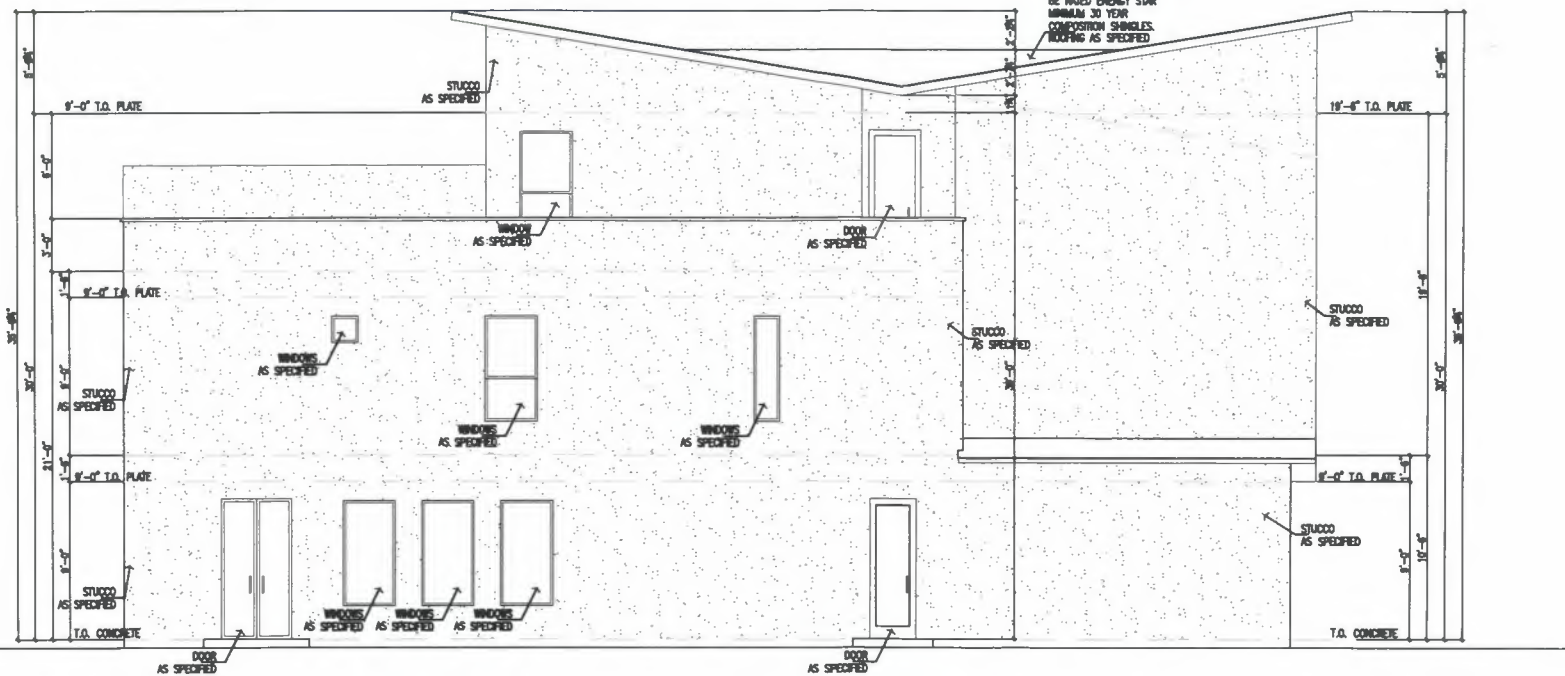
NOTE: ROOFING MATERIAL SHALL BE RATED ENERGY STAR MINIMUM 30 YEAR COMPOSITION SHINGLES. ROOFING AS SPECIFIED



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

APPROVED
Building Inspection

03/27/23

SEAL

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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

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
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		Car Storage				
Year Built	2024	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Partial / New		<input type="checkbox"/> None				
Effective Age (Yrs)	0	Heating/Cooling		Amenities		<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	Total Bdrms Baths		Total Bdrms Baths	Total Bdrms Baths		
Unit # 1	7 3 2.1	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	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 %			Net Adj. 26.8 %			Net Adj. 18.9 %			
		Gross Adj. 4.4 %	\$ 1,433,700		Gross Adj. 26.8 %	\$ 1,310,300		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 Bdms.	\$ 233,400 X 6	Bdms. = \$ 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 <input type="checkbox"/> "as is", <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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.											

SALES COMPARISON APPROACH

INCOME

RECONCILIATION

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

ADDITIONAL COMMENTS

COST APPROACH

PUD INFORMATION

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 10/2024	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	INDICATED VALUE BY COST APPROACH	=\$	1,402,196

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.

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	\$ sq.ft.	\$ 300.00 sq.ft.			\$ 321.94 sq.ft.			\$ sq.ft.		
Gross Monthly Rent	\$ 9,000	\$ 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 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	+(-) Adjustment		DESCRIPTION	+(-) Adjustment		DESCRIPTION	+(-) Adjustment	
Sale or Financing Concessions		Conventional			Listing					
Date of Sale/Time		\$0	0		Active	0				
Location	Dallas/Neutral	Dallas/Neutral			Dallas/Neutral					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	6,250 sf	7,492 sf	-12,400		7,449 sf	-12,000				
View	N;Res;	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			0					
Condition	C1	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			Total Bdrms Baths		
Unit # 1	7 3 2.1	7 3 2.1			8 3 2.1	0				
Unit # 2	7 3 2.1	7 3 2.1			8 3 2.1	0				
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		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 21.6 %			Net Adj. 10.9 %			Net Adj. %		
		Gross Adj. 23.7 %	\$ 1,459,100		Gross Adj. 10.9 %	\$ 1,594,500		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										

SALES COMPARISON APPROACH

SALE HISTORY

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 Connor Lewis Ligon	Supervisory Appraiser Name
Company Name Dallas Valuations LLC	Company Name
Company Address PO Box 830293, Richardson, TX 75083	Company Address
State License/Certification # TX-1381050 State TX	State License/Certification # State
Email Address cligon@dallasvaluations.com	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.

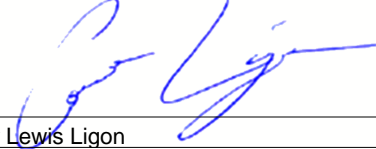
APPRAISER INDEPENDENCE:

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:

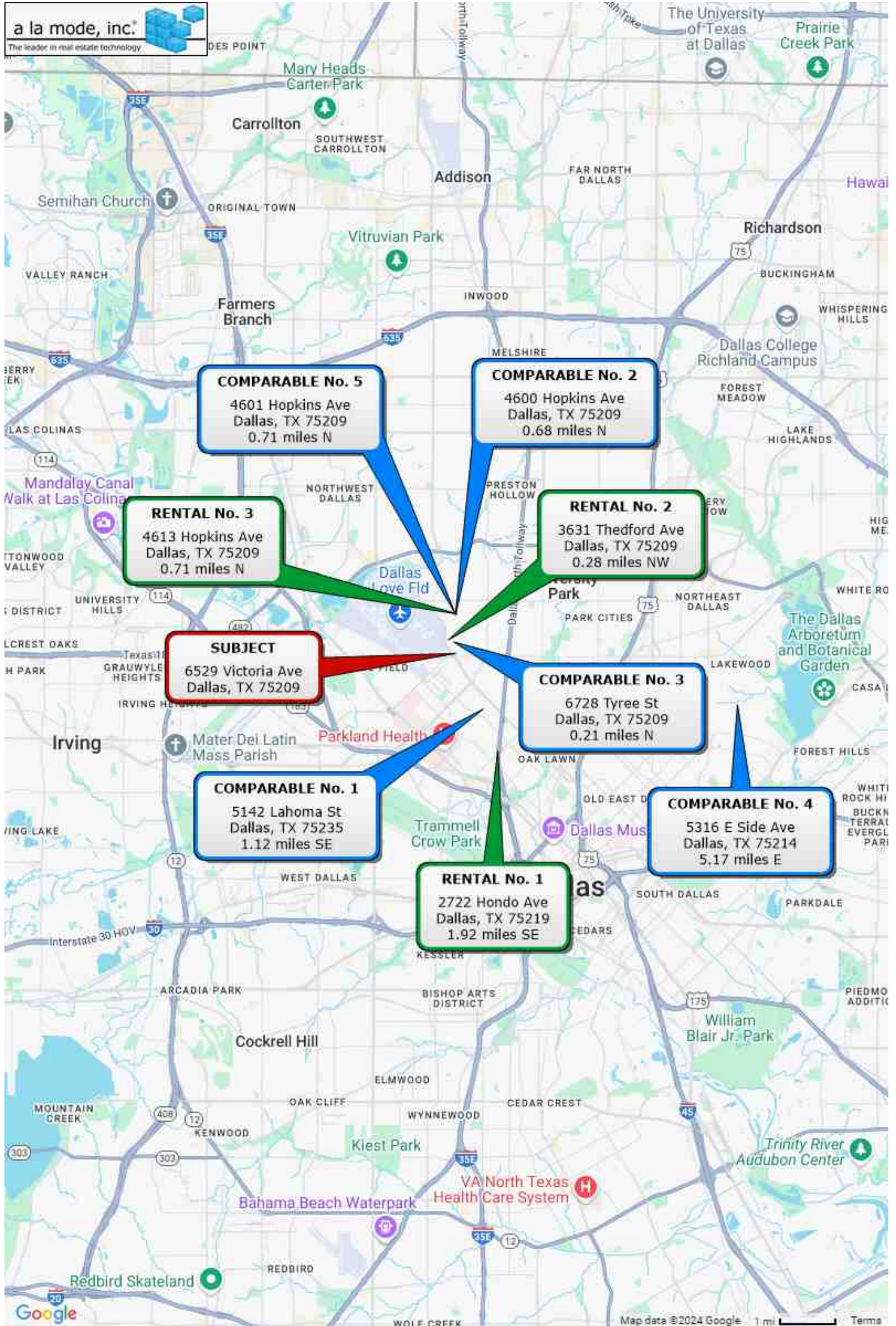
Signature: 
Name: Connor Lewis Ligon
State Certification #: TX-1381050
or State License #: _____
State: TX Expiration Date of Certification or License: 11/30/2024
Date of Signature and Report: 10/31/2024
Effective Date of Appraisal: 10/31/2024
Inspection of Subject: None Interior and Exterior Exterior-Only
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						



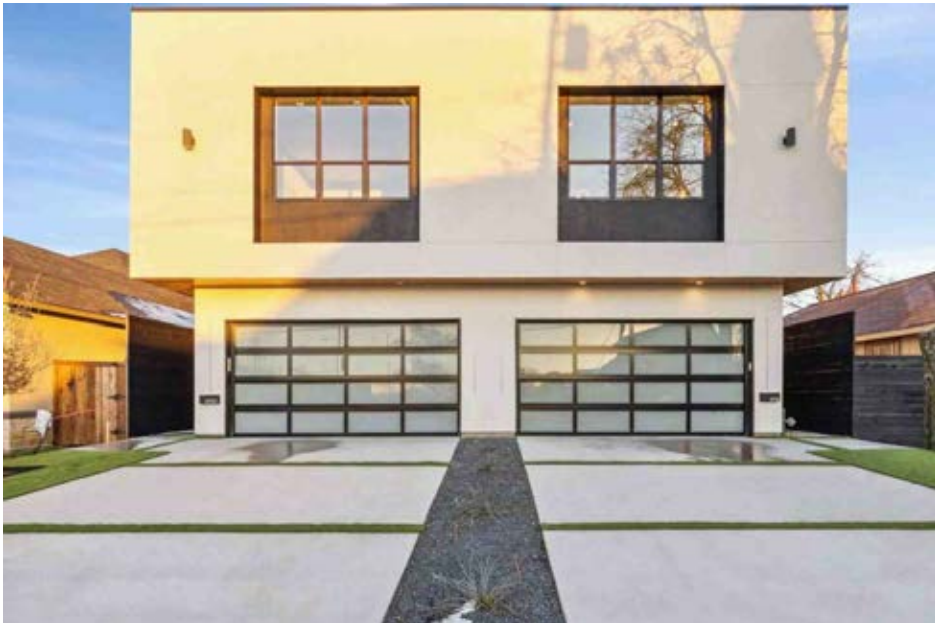
Comparable 1

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
Sales Price 1,790,000
G.B.A. 5,560
Age/Yr. Blt. 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	Zip Code 75209	
Lender/Client	Danny Le				

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
TOTAL	\$	775,000

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**

SEAL

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 SHEET INDEX

Sheet Number	Sheet Name
General	
GS.01	Cover Sheet & General Information
Civil	
CT.01	Site Plan
Structural	
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
Architectural	
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
Plumbing	
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	700 S.F.
TOTAL LIVING SPACE UNIT 1	2020 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	2880 S.F.
LOT SIZE	4200 S.F.
% OF LOT	45.4%

BUILDING AREA

FIRST FLOOR	810 S.F.
SECOND FLOOR	1210 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.	700 S.F.	400 S.F.	2720 S.F.
UNIT 2	810 S.F.	1210 S.F.	700 S.F.	400 S.F.	2720 S.F.
TOTAL	1620 S.F.	2420 S.F.	1400 S.F.	800 S.F.	5240 S.F.

PROJECT INFORMATION

ZONING PD-47

LEGAL DESCRIPTION Webster & Woods North Park, BLK P12666/11 E8

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

VICINITY MAP

SCALE: 1/8" = 100'-0" (APPROX.)

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

1 PROPOSED FIRST FLOOR PLAN
 A1 SCALE: 1/8" = 1'-0"

City of Dallas
APPROVED
Building Inspection
692725

Project Consulting & Construction
 6529 Victoria Ave
 Dallas, TX 75219
 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

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		

ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 IRC AND ALL CITY ORDINANCES AND REGULATIONS.

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

SEAL

City of Dallas
APPROVED
Building Inspection
092723

Project Consulting & Construction
3000 W. 34th • FORT WORTH
Dallas, TX 75219
TEL: (214) 399-2502

REVISIONS		
NO.	DESCRIPTION	DATE
Δ		

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

NORTH 1
A2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

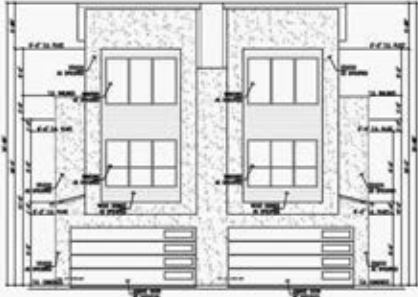
Elevations

Borrower	Danny Le			
Property Address	6529 Victoria Ave			
City	Dallas	County	Dallas	State TX Zip Code 75209
Lender/Client	Danny Le			

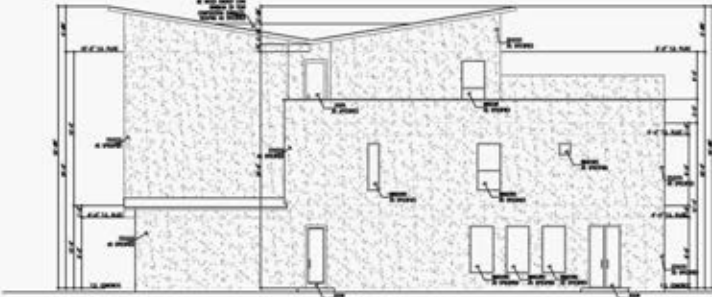
ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
BY THE ARCHITECT OR ENGINEER OR BY THE PERMITS DEPARTMENT

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"



Project Consultants & Constructors
10000 W. 151st St.
Dallas, TX 75248
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 REGULATIONS AND ORDINANCES.

SUBJECT TO FIELD INSPECTOR'S APPROVAL

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

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"

Project Consulting & Construction

10015, TX 75218
TEL: (214) 399-3842

NO.	REVISION	DATE
1	APPROVED	

ADDRESS
6529 VICTORIA AVENUE
DALLAS, TEXAS 75209

DATE
03/07/2023

DRAWN BY
MACM / JARC

CHECKED BY

DESCRIPTION
NEW CONSTRUCTION

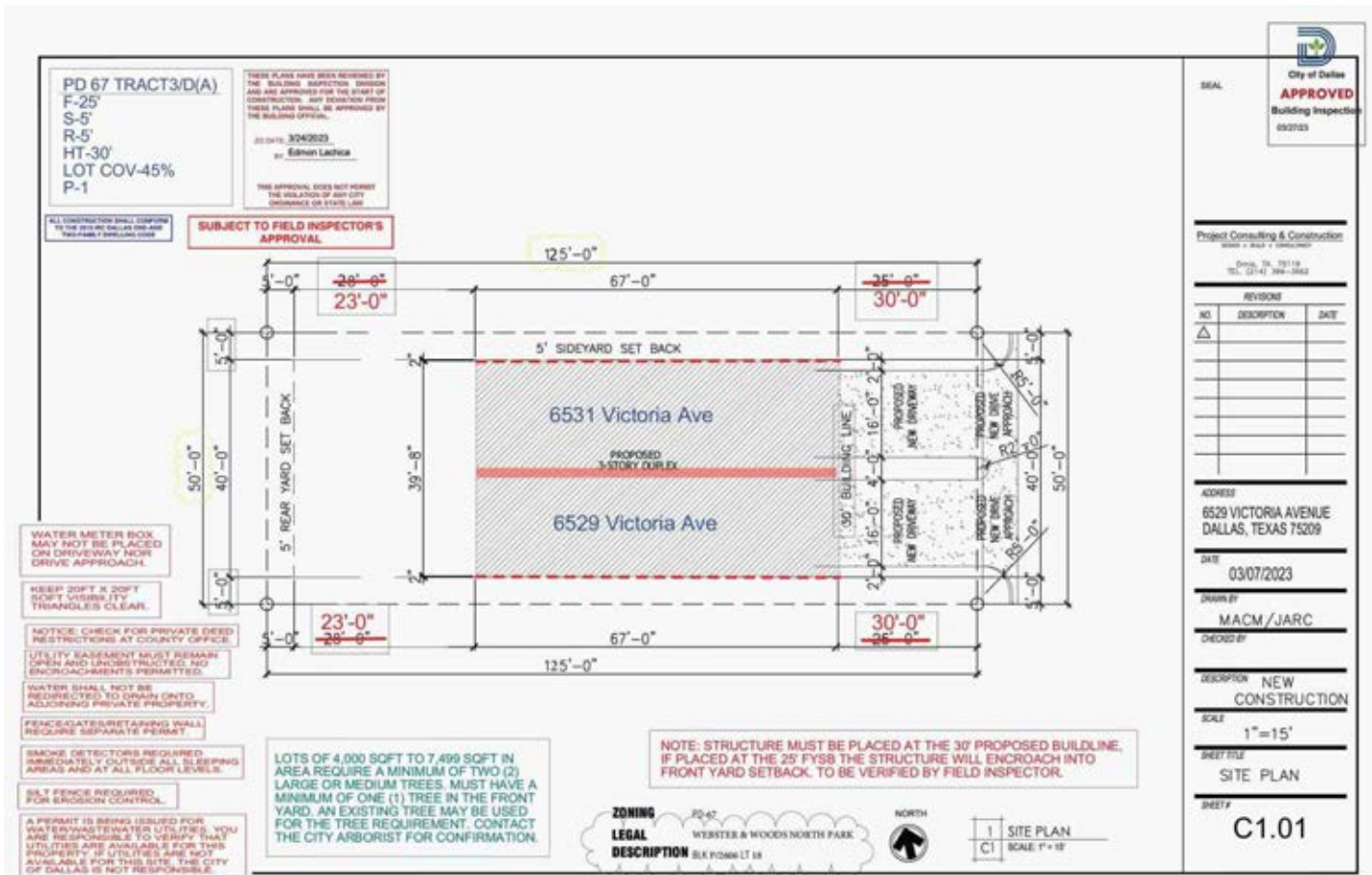
SCALE
3/32" = 1'-0"

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	State	TX	Zip Code	75209
Lender/Client	Danny Le						



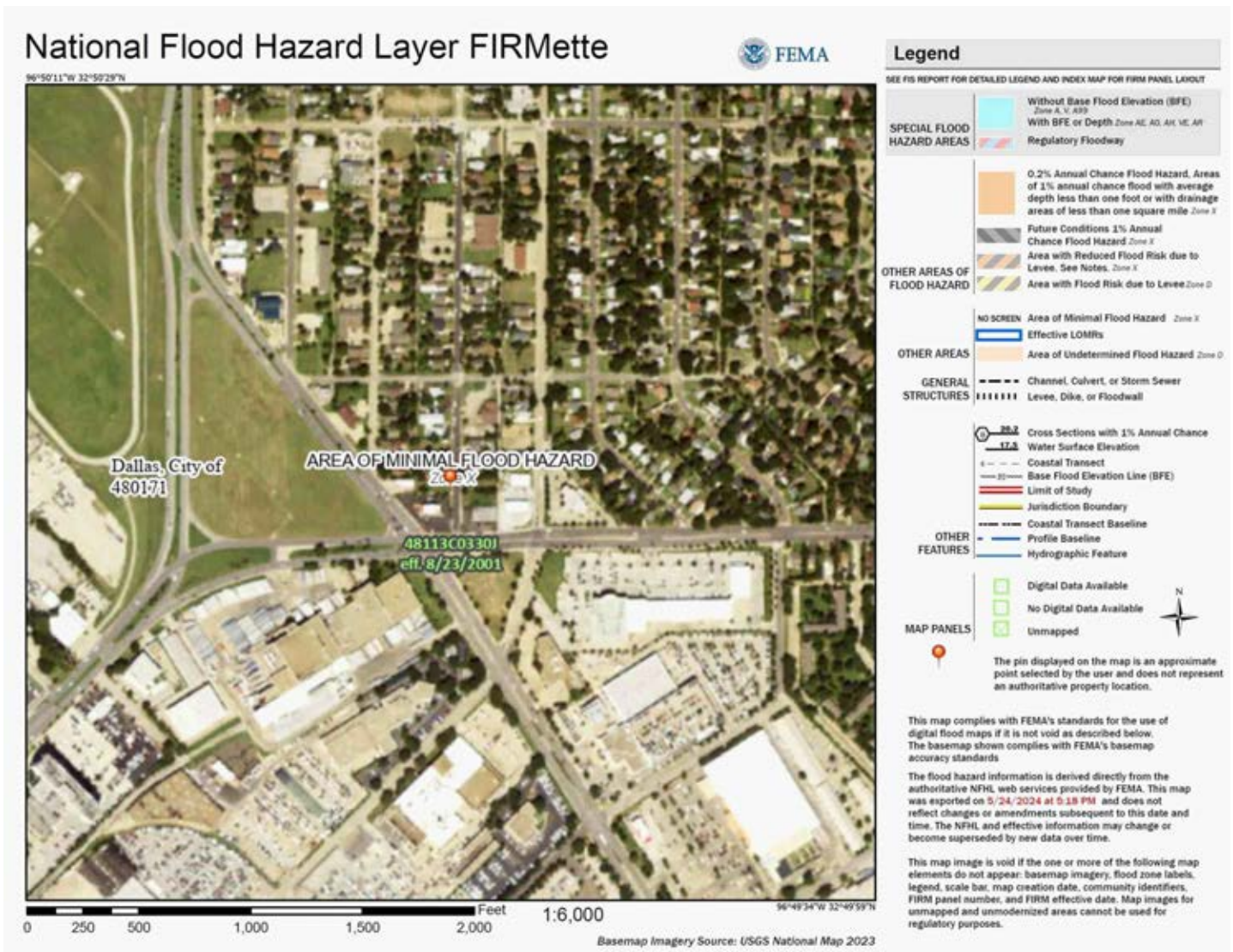
Aerial Map

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.

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.

4. Limit of Liability:	Each Claim	Policy Aggregate
Damages Limit of Liability	4A. \$ 1,000,000	4C. \$ 1,000,000
Claim Expenses Limit of Liability	4B. \$ 1,000,000	4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

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
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC – 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:

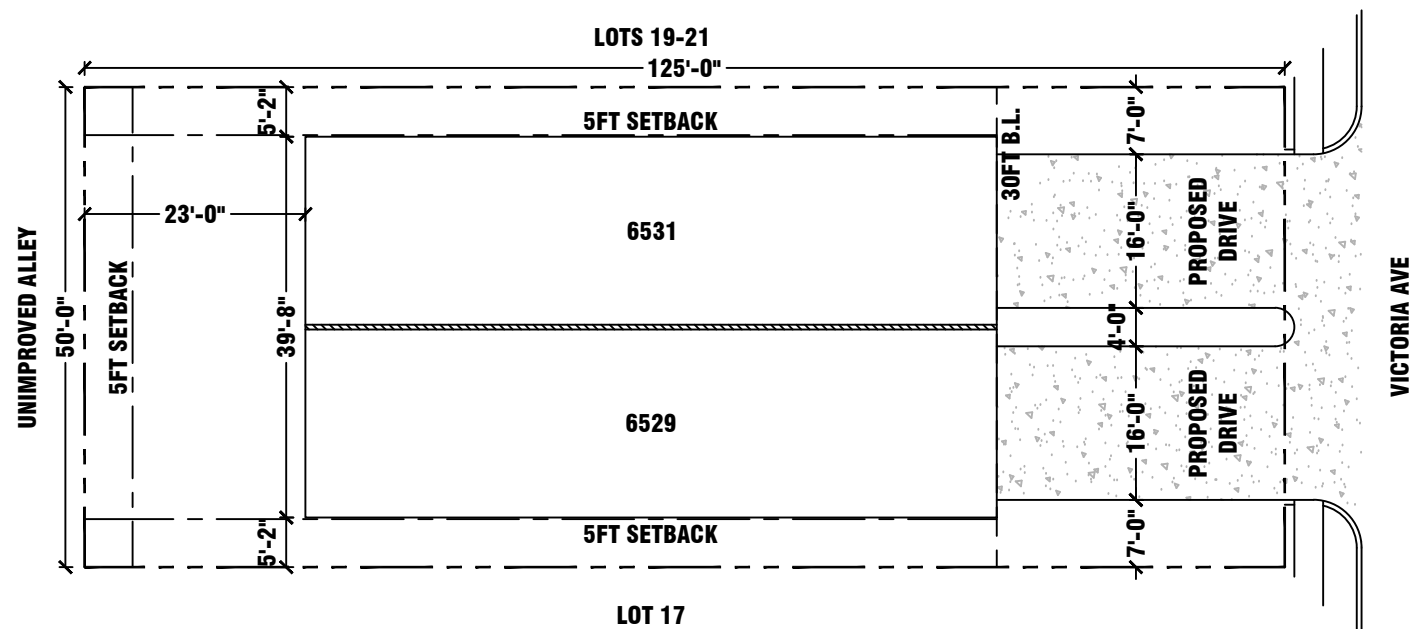
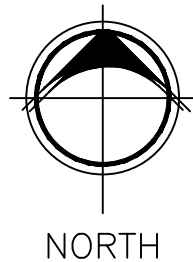
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

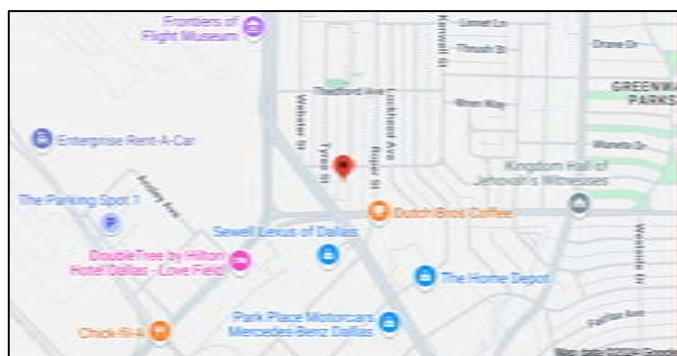
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

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

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Project Name & Address 6529-31 VICTORIA AVE DALLAS, TX 75209	Project SITE PLAN	Scale 1"=20'-0"
Sheet C1.0	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.
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BUILDING CODE

01 IRC 2021 INTERNATIONAL RESIDENTIAL CODE

SEAL

SEAL

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ADDRESS
6529/6531 VICTORIA AVE
DALLAS, TEXAS
75209

DATE
10/17/24

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DESCRIPTION
THREE STORY
DUPLEX
4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)
TWO CAR ATTACHED GARAGE (PER UNIT)

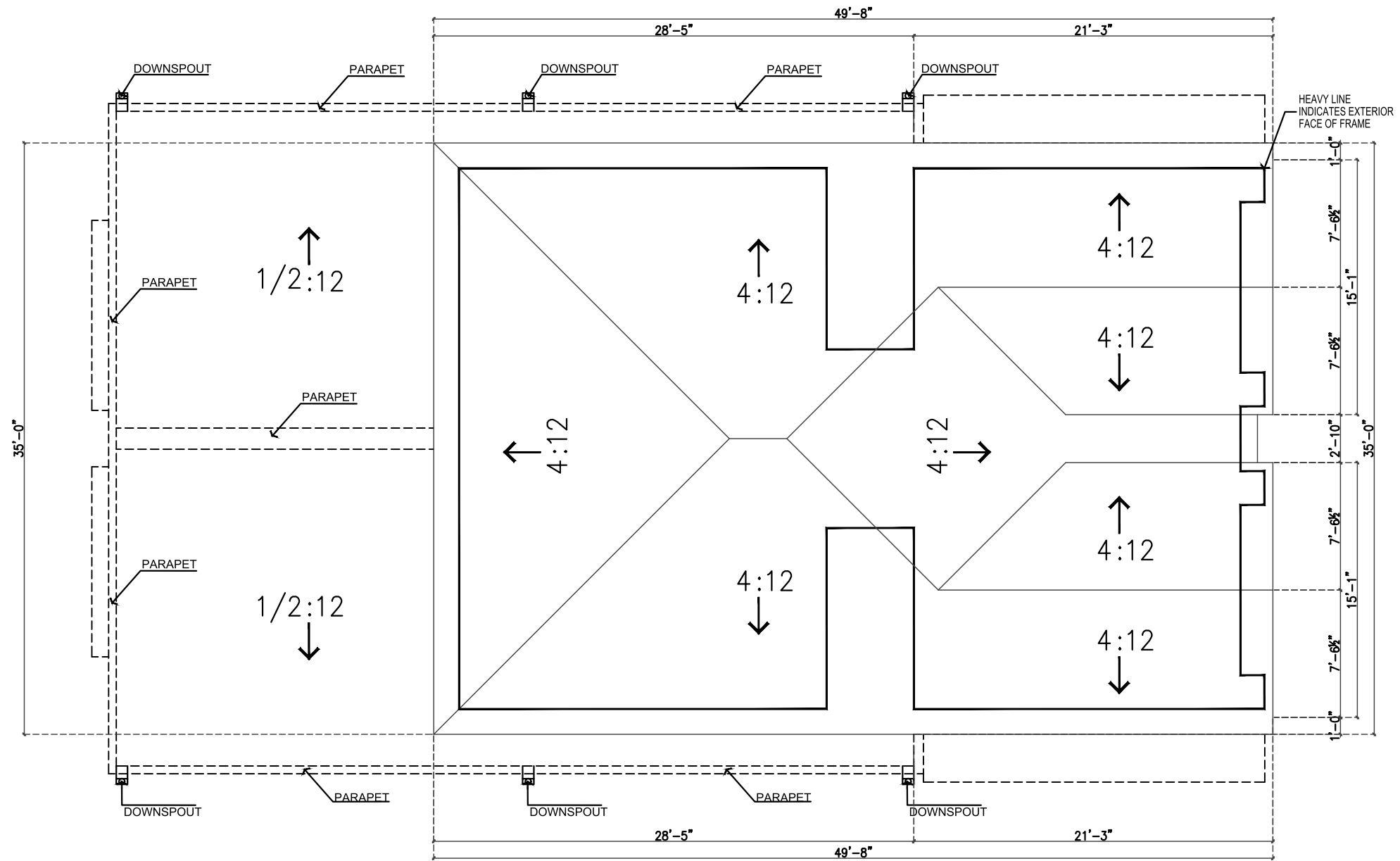
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SHEET TITLE
COVER PAGE

SHEET #
G0.00

FILE NAME
G0.00_COVER_SHEET

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DESCRIPTION
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DUPLEX
4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)
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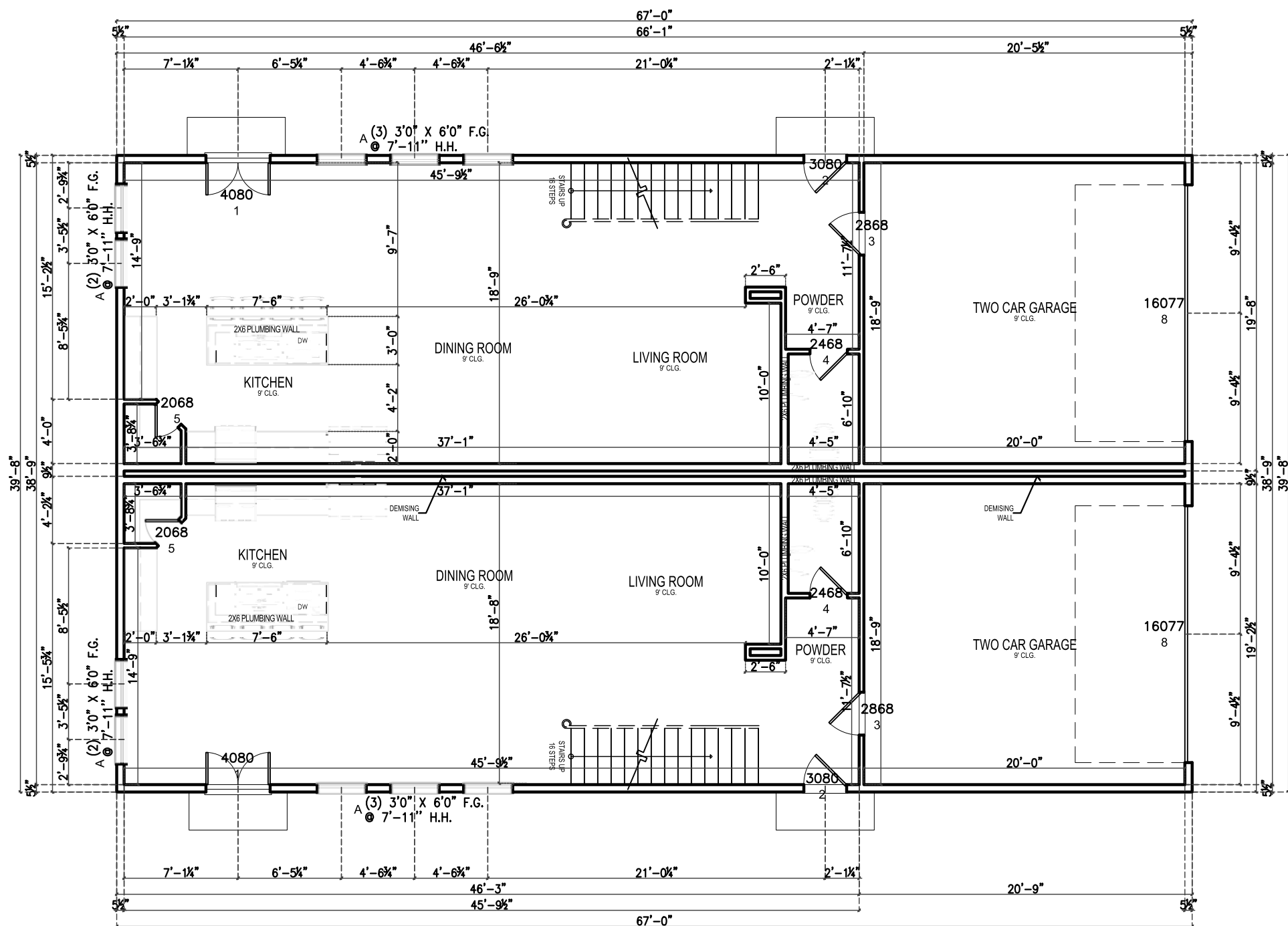
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SHEET TITLE
ROOF PLAN

SHEET #
A1.05

FILE NAME
A1.05_ROOF_PLAN

1 ROOF PLAN
A1.05 1/8" = 1'-0"



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THREE STORY
DUPLEX
4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)
TWO CAR ATTACHED GARAGE (PER UNIT)

SCALE
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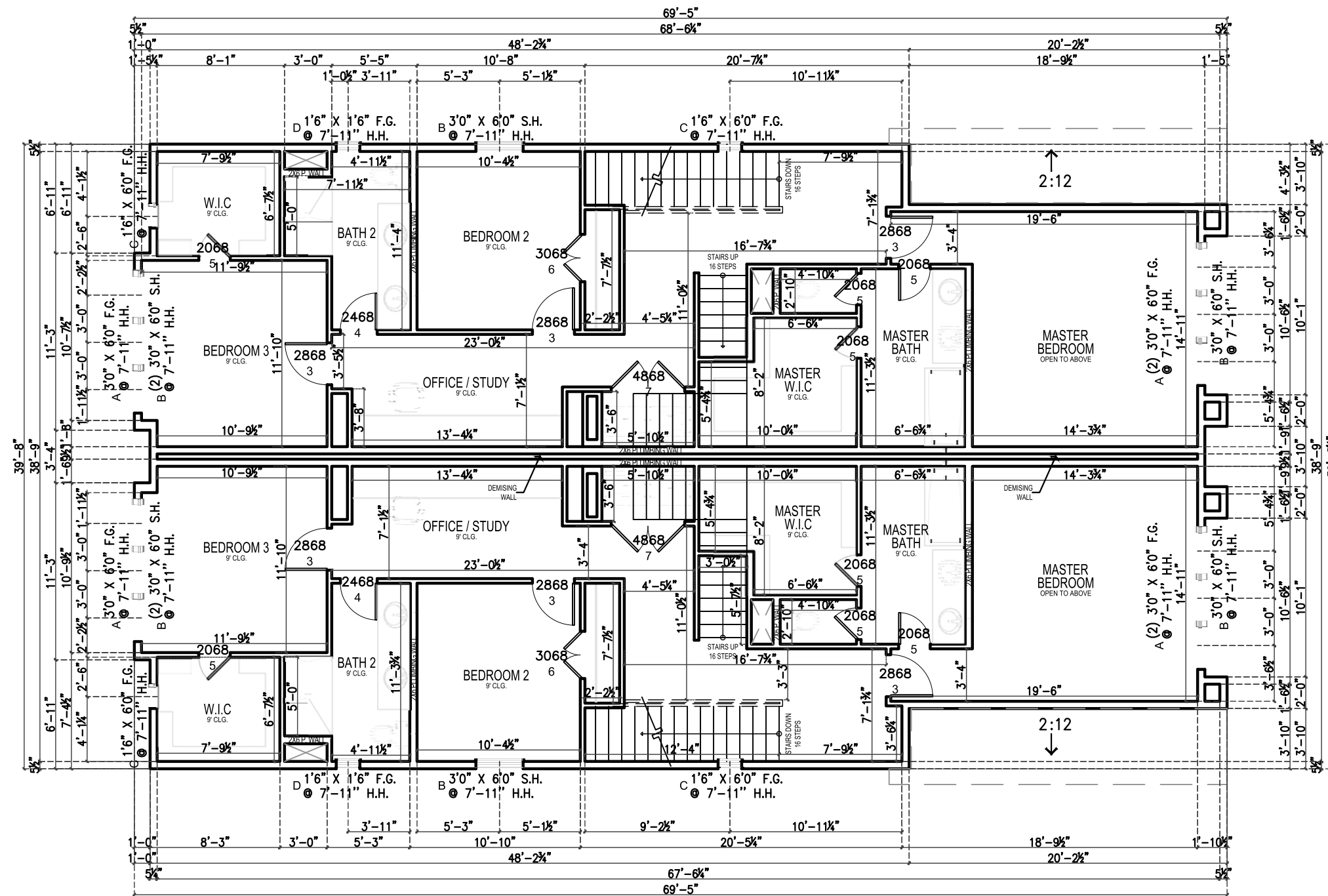
SHEET TITLE
FLOOR PLAN

SHEET #
A1.01

FILE NAME
A1.01_FLR1_PLAN

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.		

1 1ST LEVEL - FLOOR PLAN
A1.01 1/8" = 1'-0"



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.
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GARAGE	403 S.F.	GARAGE	403 S.F.
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TTL UNDER ROOF	5,524 S.F.	% OF LOT	42.21 %
FOOTPRINT	2,638 S.F.		

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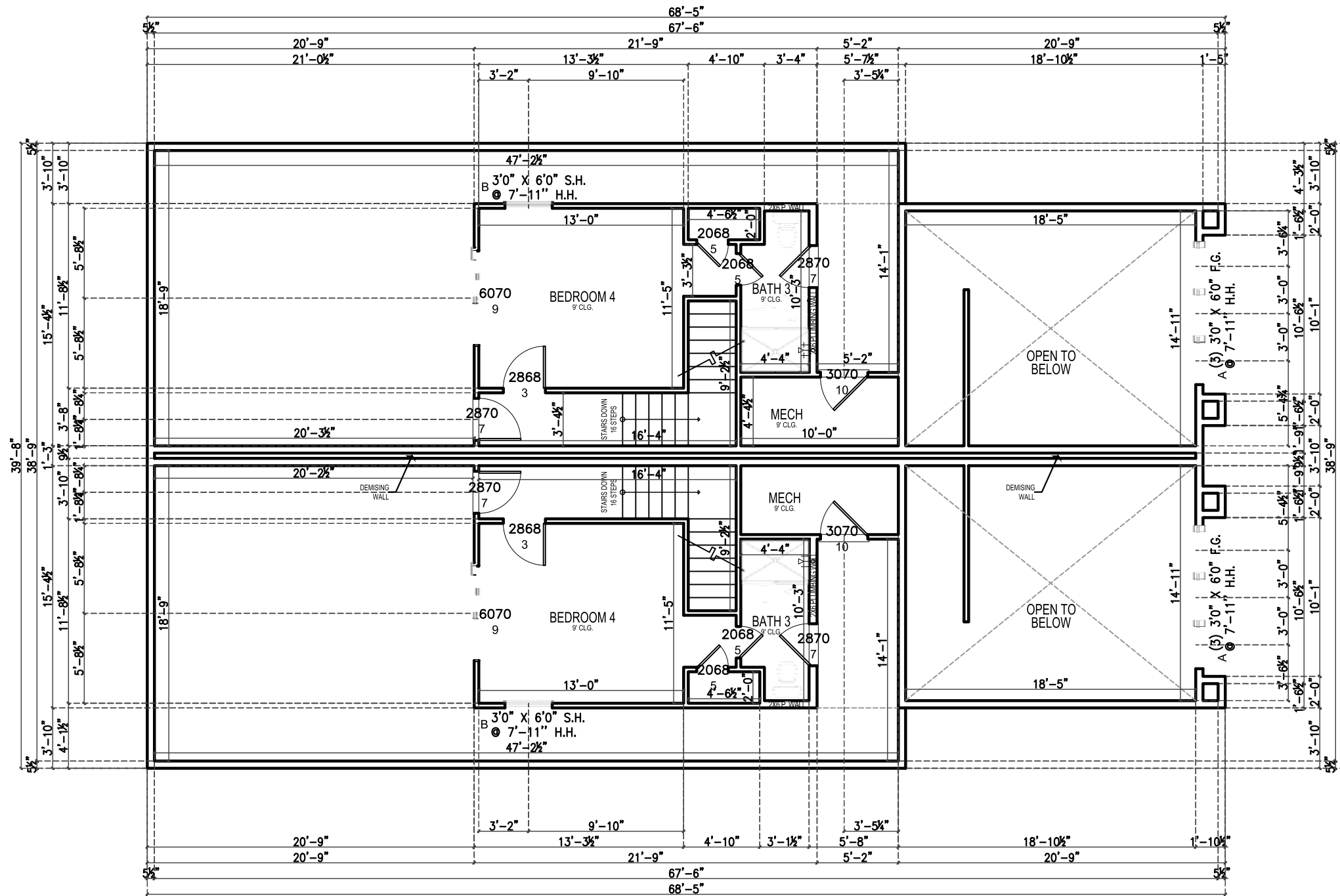
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 THREE STORY
 DUPLEX
 4 BEDROOMS, 3.5 BATHROOMS (PER UNIT)
 TWO CAR ATTACHED GARAGE (PER UNIT)

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.
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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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THREE STORY
DUPLEX
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TWO CAR ATTACHED GARAGE (PER UNIT)

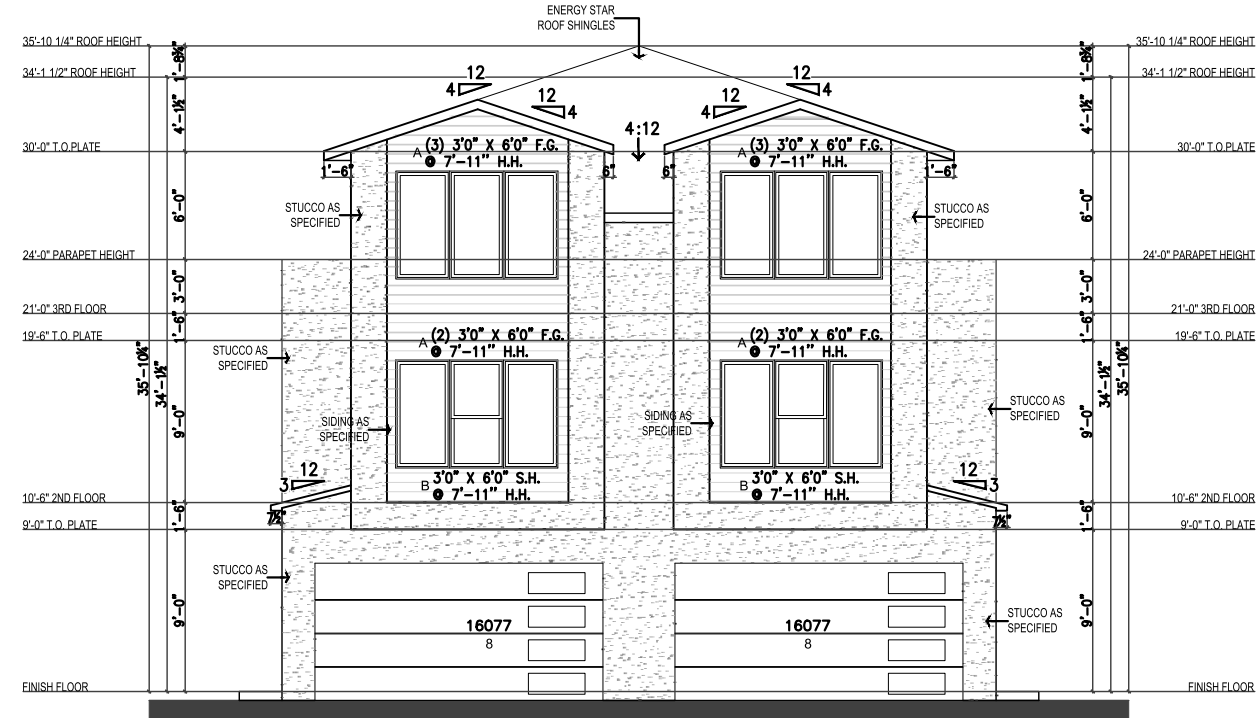
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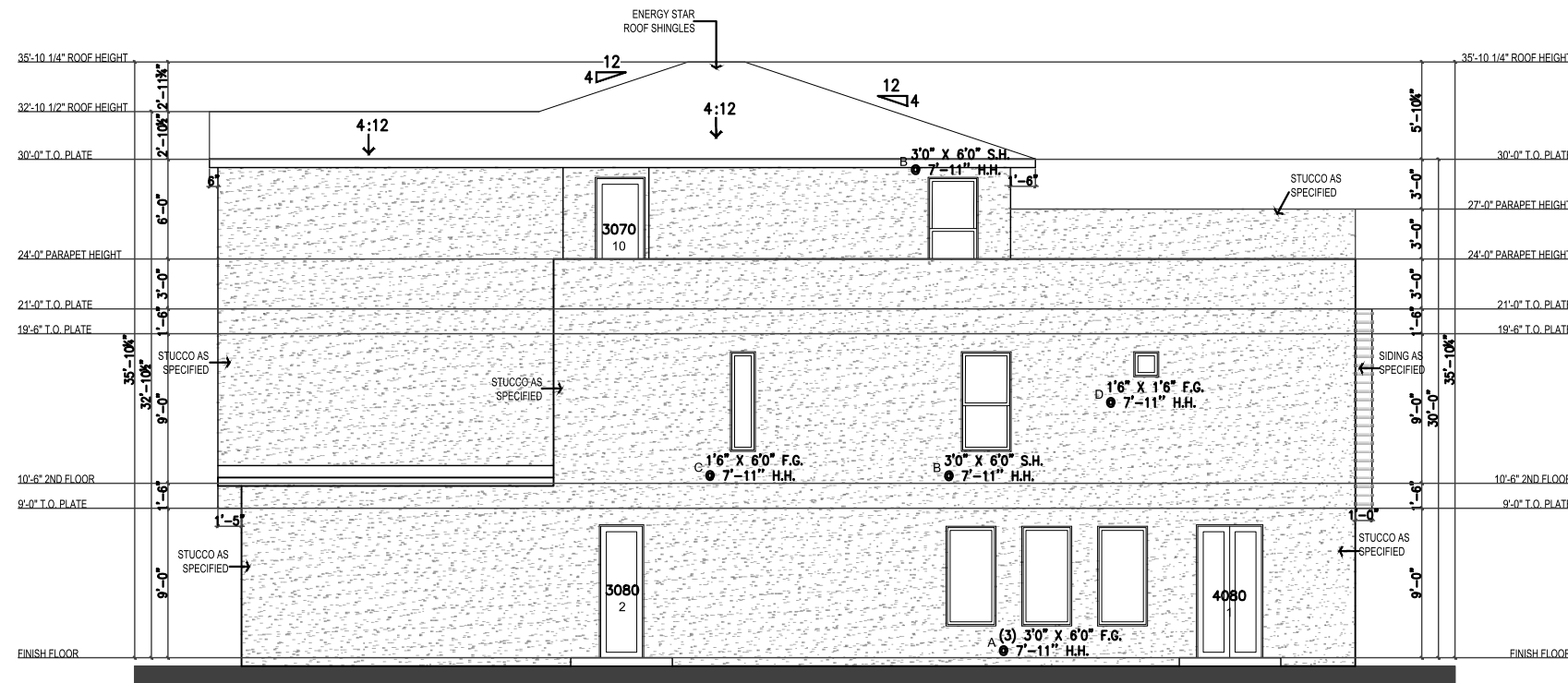
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FILE NAME
A1.03_FLR3_PLAN

SEAL



1 FRONT ELEVATION
A2.01 3/32" = 1'-0"



2 RIGHT ELEVATION
A2.01 3/32" = 1'-0"

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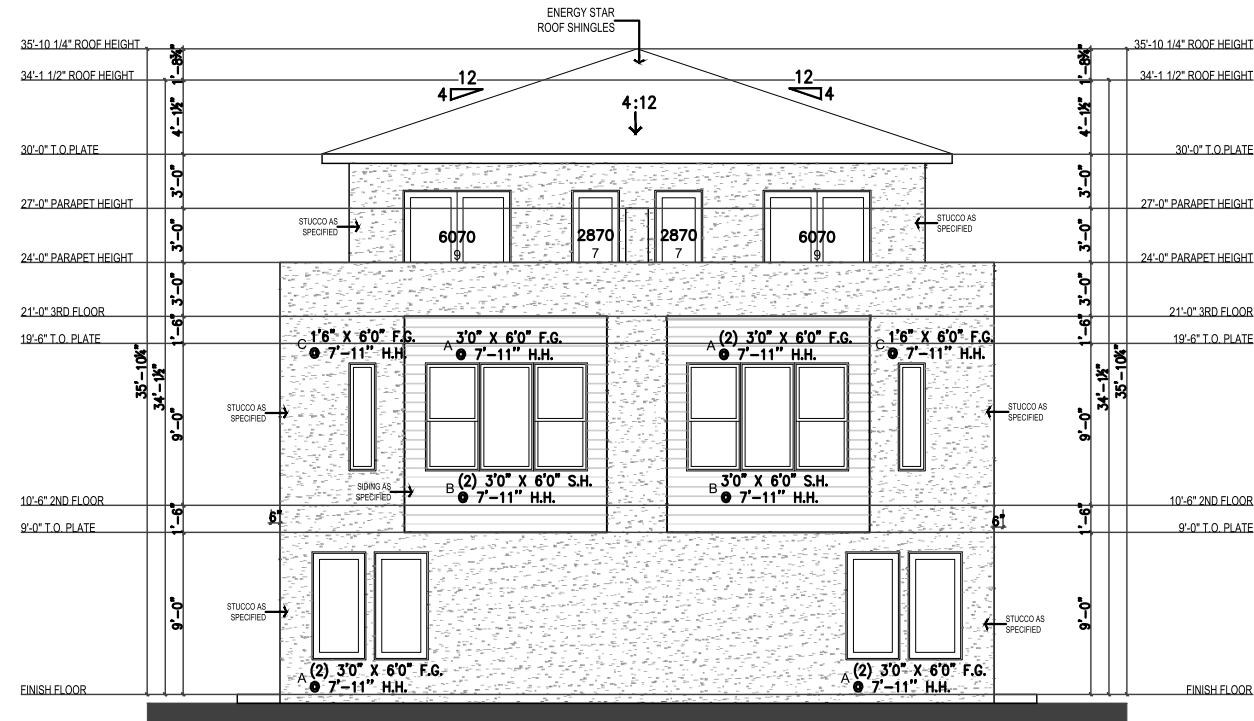
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SHEET TITLE
ELEVATIONS

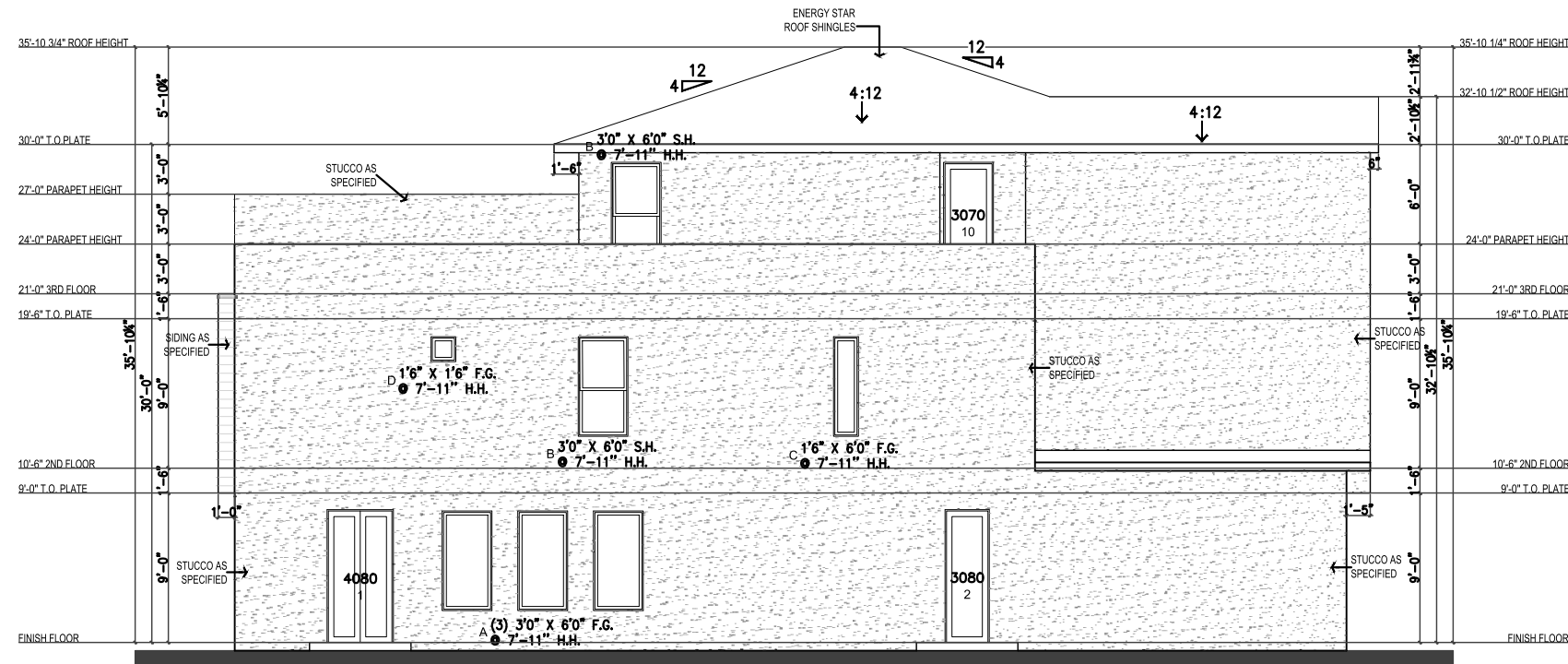
SHEET #
A2.01

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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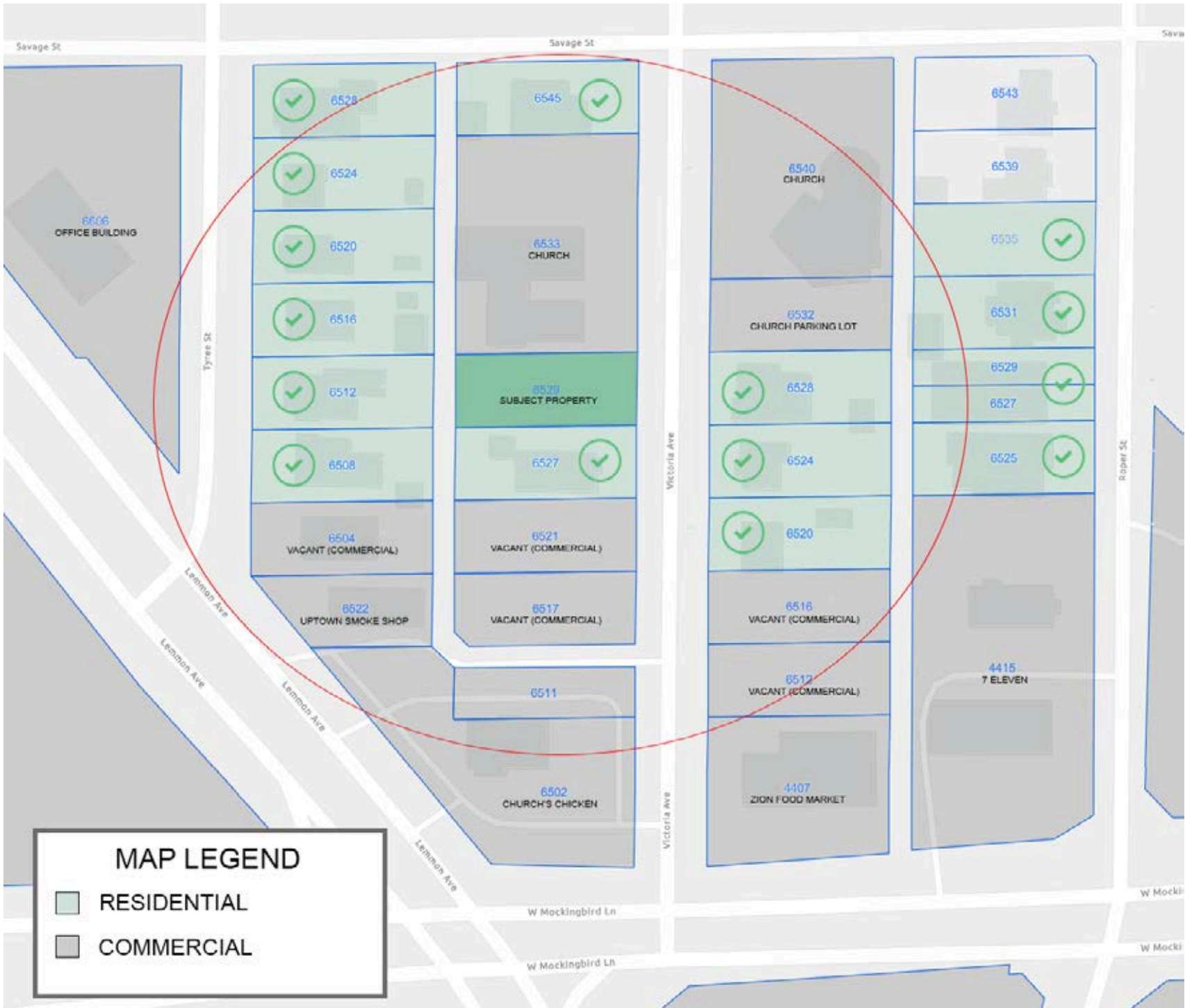
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TWO CAR ATTACHED GARAGE (PER UNIT)

SCALE
3/32" = 1'-0"

SHEET TITLE
ELEVATIONS

SHEET #
A2.02

FILE NAME
A2.02_ELEVATIONS



FILE NUMBER: BDA245-011 (CJ)

BUILDING OFFICIAL'S REPORT: Application of Tracy Jordan for **(1)** a variance to the maximum building height regulations at **4511 Stigall Street**. This property is more fully described as Block 5/4993, Lot 15, and is zoned PD-67 (Tract IV), which limits the maximum building height to 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 25-feet 3 1/4-inches, which will require **(1)** a 3 1/4-inch variance to the maximum building height regulations.

LOCATION: 4511 Stigall Street

APPLICANT: Tracy Jordan

REQUEST:

- (1) A request for a variance to the maximum building 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:

1. **Variance** to the maximum building 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 before case reports were finalized and submitted.
- B. PD 67 reverts to R-5(A) for Tract IV regarding minimum lot size (5,000 sq ft) and the subject site is 7971.48 sq ft. The site is also not irregularly shaped or sloped; therefore, the property can be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is a self-created or personal hardship. The existing residential structure was approved under building permit #2306061010 with plans showing a building height of 25'.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 4511 Stigall Street within the last 5 years.

Square Footage:

This lot contains 7,971.48 of square feet or .39 acres.

This lot is zoned PD 67 (Tract IV) with a R-7.5(A) base layer which has a minimum lot size of 7,500 square feet.

Site: PD 67 (Tract IV)

North: PD 67 (Tract IV)

East: PD 67 (Tract IV)

South: PD 67 (Tract IV)

West: PD 67 (Tract IV)

Land Use:

The subject site is developed with a residential structure. The subject site and areas to the north, south, east, and west are zoned PD 67 (Tract IV).

GENERAL FACTS/STAFF ANALYSIS:

- The application of Tracy Jordan for property located at 4511 Stigall Street focuses on one request relating to the maximum building height regulations.

- The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 25-feet 3 1/4-inches, which will require a 3 1/4-inch variance to the maximum building height regulations
- SEC. 51P-67.108(b)(1). TRACT IV USES AND DEVELOPMENT STANDARDS of the Development Code states that the maximum building height allowed for single family structures in Tract IV of Planned Development 67 is 25 feet
- The subject site has single street frontage on Stigall Street.
- The subject site along with surrounding properties to the north, south, east and west are zoned with residential uses.
- It is important to note that the plans were approved by the Building Inspections permitting office under permit #2306061010 at 25-feet tall; an error was made during construction and the building was built 25-feet 3 ¼ inches (at the midpoint).
- The subject site is currently developed with a residential structure and located within an established neighborhood.

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 variance, 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.
 - 3 ¼ inch variance to the maximum building height regulations.

- 200' Radius Video: [BDA245-011 at 4511 Stigall Street](#)


Timeline:


- December 2, 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.
- December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- December 18, 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 2025, 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.
- January 2, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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.

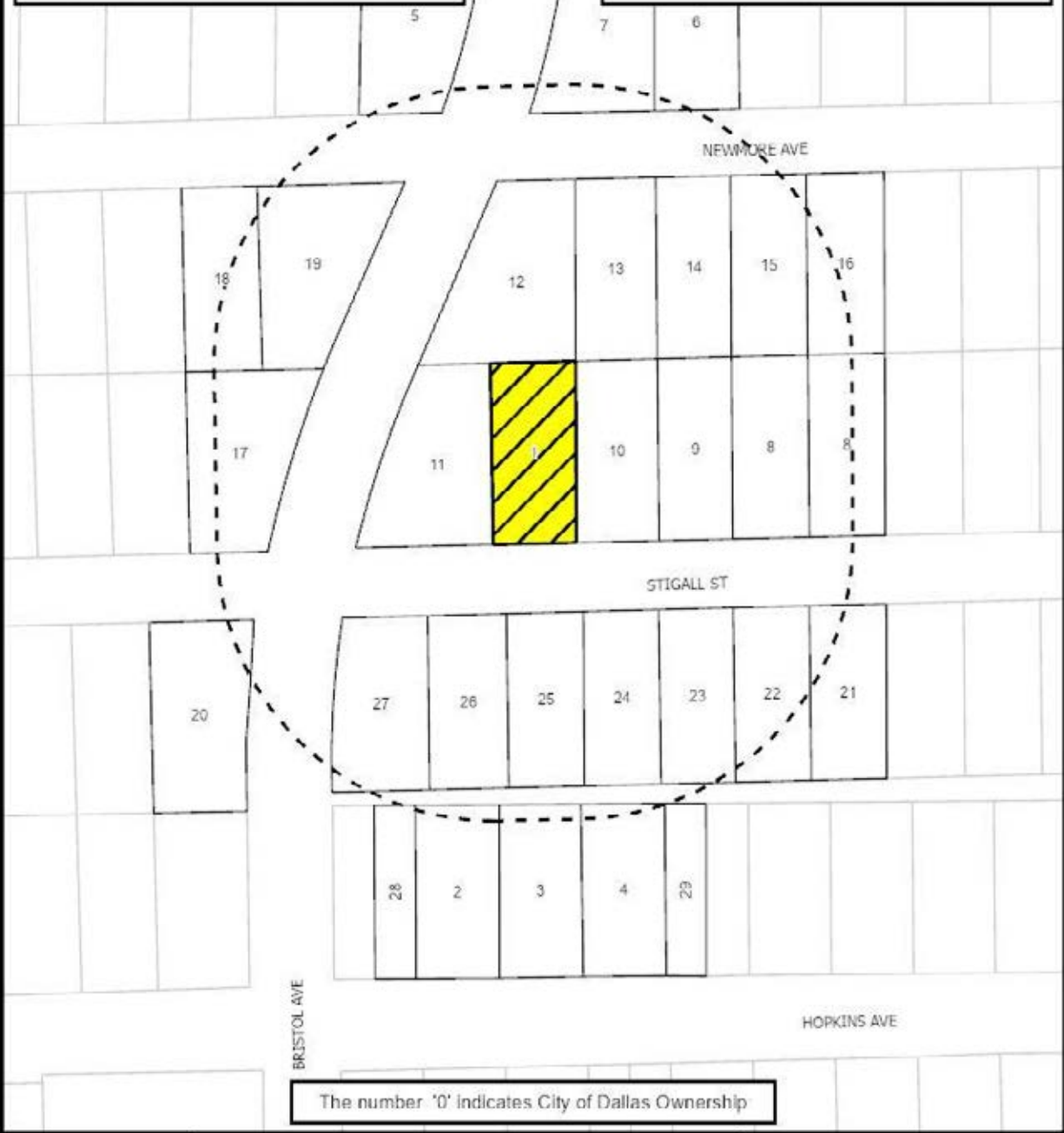




 1:1,200	<h1>ZONING MAP</h1>	Case no: BDA245-011 Date: 12/20/2024
------------------------------------------------------------------------------------------------	---------------------	-------------------------------------------------------

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.



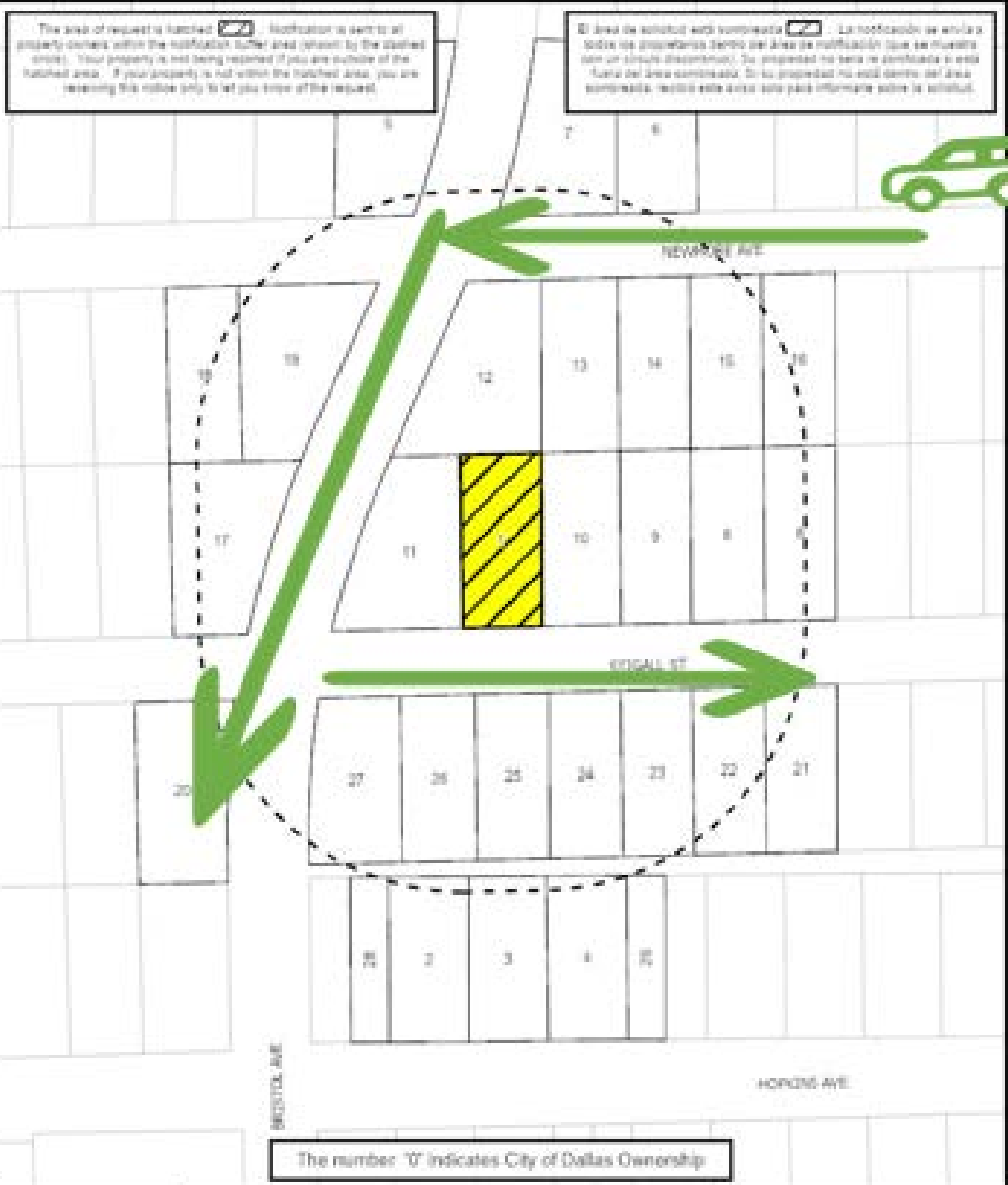
The number '0' indicates City of Dallas Ownership


1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
29 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-011**
 Date: **12/20/2024**



 1:1,200	NOTIFICATION		Case no: BDA245-011
	200' AREA OF NOTIFICATION 29 NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 12/20/2024

1
12/20/2024

Notification List of Property Owners

BDA245-011

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4511 STIGALL ST	LAND OF AMERICA INC
2	4505 HOPKINS AVE	TOPLETZ PROPERTIES PARTNERSHIP
3	4511 HOPKINS AVE	ZARAZUA BERNABE & BEATRIS
4	4513 HOPKINS AVE	HINOJOSA MARIO
5	4447 NEWMORE AVE	CADWALLADER PAUL DAVID TRUST
6	4511 NEWMORE AVE	HILL JOEL & HAZEL
7	4507 NEWMORE AVE	WOODS ZETTIE ESTATE OF
8	4527 STIGALL ST	JC LEASING LLP
9	4519 STIGALL ST	DIVINE FORCE I LLC
10	4515 STIGALL ST	MARTINEZ FLORENCIA VARGAS
11	4507 STIGALL ST	FIELDS CLARA M
12	4502 NEWMORE AVE	MCCOY SANDY JR LIFE EST
13	4506 NEWMORE AVE	JIMMERSON SHIRLEY
14	4510 NEWMORE AVE	HUDSON HENLEY PROPERTIES
15	4518 NEWMORE AVE	JAROCHOWSKI OLAF & ASHLEY
16	4522 NEWMORE AVE	SCRIVENER CELIA DIANN 2000 TR
17	4443 STIGALL ST	GARDNER DEBORAH C &
18	4438 NEWMORE AVE	TRAN KAYLA PHOUNG &
19	4446 NEWMORE AVE	PARK PLACE INV AND DEV
20	4444 STIGALL ST	EDWARDS JERRY CLAUDE &
21	4530 STIGALL ST	VILLARREAL PABLO JR
22	4526 STIGALL ST	HARDY JEANETTE
23	4522 STIGALL ST	GRAEME NOAH & ELIZABETH
24	4514 STIGALL ST	HARRISON RONNIE &
25	4510 STIGALL ST	TOPLETZ DENNIS
26	4506 STIGALL ST	SWEET GEORGIA BROWN BBQ &

12/20/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4502 STIGALL ST	THORNTON TAMELA
28	4503 HOPKINS AVE	ALCAZAR IDA
29	4517 HOPKINS AVE	CF REVOCABLE TRUST

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table><tr><td style="border: 1px solid black; padding: 2px;">200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td style="border: 1px solid black; padding: 2px;">29</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	29	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA245-011</u> Date: <u>12/20/2024</u>
200'	AREA OF NOTIFICATION					
29	NUMBER OF PROPERTY OWNERS NOTIFIED					

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: TUESDAY, JANUARY 21, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

HEARING: 1:00 p.m. Videoconference and in 6ES Council Briefing at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0121>

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

BDA245-011(CJ) Application of Tracy Jordan for (1) a variance to the maximum building height regulations at 4511 STIGALL STREET. This property is more fully described as Block 5/4993, Lot 15, and is zoned PD-67 (Tract IV), which limits the maximum building height to 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 25-feet 3 1/4-inches, which will require (1) a 3 1/4-inch variance to the maximum building height regulations.

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. 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 Monday, January 20, 2025. 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 or 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
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 FOR 245-011

RECEIVED
DEC 02 REC'D
BY: _____

Data Relative to Subject Property: 4511 STIGALL Date: _____

Location address: 4511 STIGALL Zoning District: PD 67

Lot No.: 15 Block No.: 5/4993 Acreage: 0.183 Census Tract: GREENWAY TERRACE ADD No. 2

Street Frontage (in Feet): 1) 60' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): LAND OF AMERICAN INC

Applicant: TRACY JORDAN Telephone: 8329527152

Mailing Address: 8500 N. STEMMONS SE6070 Zip Code: 75247

E-mail Address: tjordan225@gmail.com

Represented by: TRACY JORDAN Telephone: 8329527152

Mailing Address: 8500 N. STEMMONS SE6070 Zip Code: 75247

E-mail Address: tjordan225@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of MID HEIGHT OF 3' 3/4 TJ.

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:

MID HEIGHT OF 3' 3/4 TJ. --

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

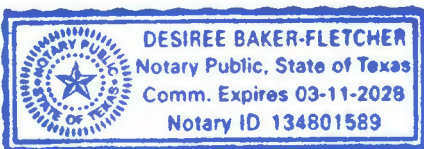
Before me the undersigned on this day personally appeared Yamal Mulid
(Affiant/Applicant's name printed)

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 31st day of October, 2024

Desiree Baker Fletcher
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 TRACY JORDAN

did submit a request for (1) a variance to the building height regulations
at 4511 Stigall

BDA245-011(CJ) Application of Tracy Jordan for (1) a variance to the maximum building height regulations at 4511 STIGALL STREET. This property is more fully described as Block 5/4993, Lot 15, and is zoned PD-67 (Tract IV), which limits the maximum building height to 25-feet . The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 25-feet 3 1/4-inches, which will require (1) a 3/4-inch variance to the maximum building height regulations.

Sincerely,


M. Samuell Eskander, PE

SHIPPED DATE: 10-8-92 RECEIVED DATE: 10-20-92
ANNEXED MAY 16, 1945 ORD. NO. 3626
SURVEY CALVIN G. COLE ABST. 320
RECORDED: 2-18-46

CITY OF DALLAS PLAT BOOKS

ADDITION GREENWAY TERRACE NO. 2 (PART)

BLOCKS 9-10 1-6
4993, 4993, 4993

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS



BOAZAS-011

ArcGIS Web Map



11/6/2024, 8 20:12 AM

1:1,822



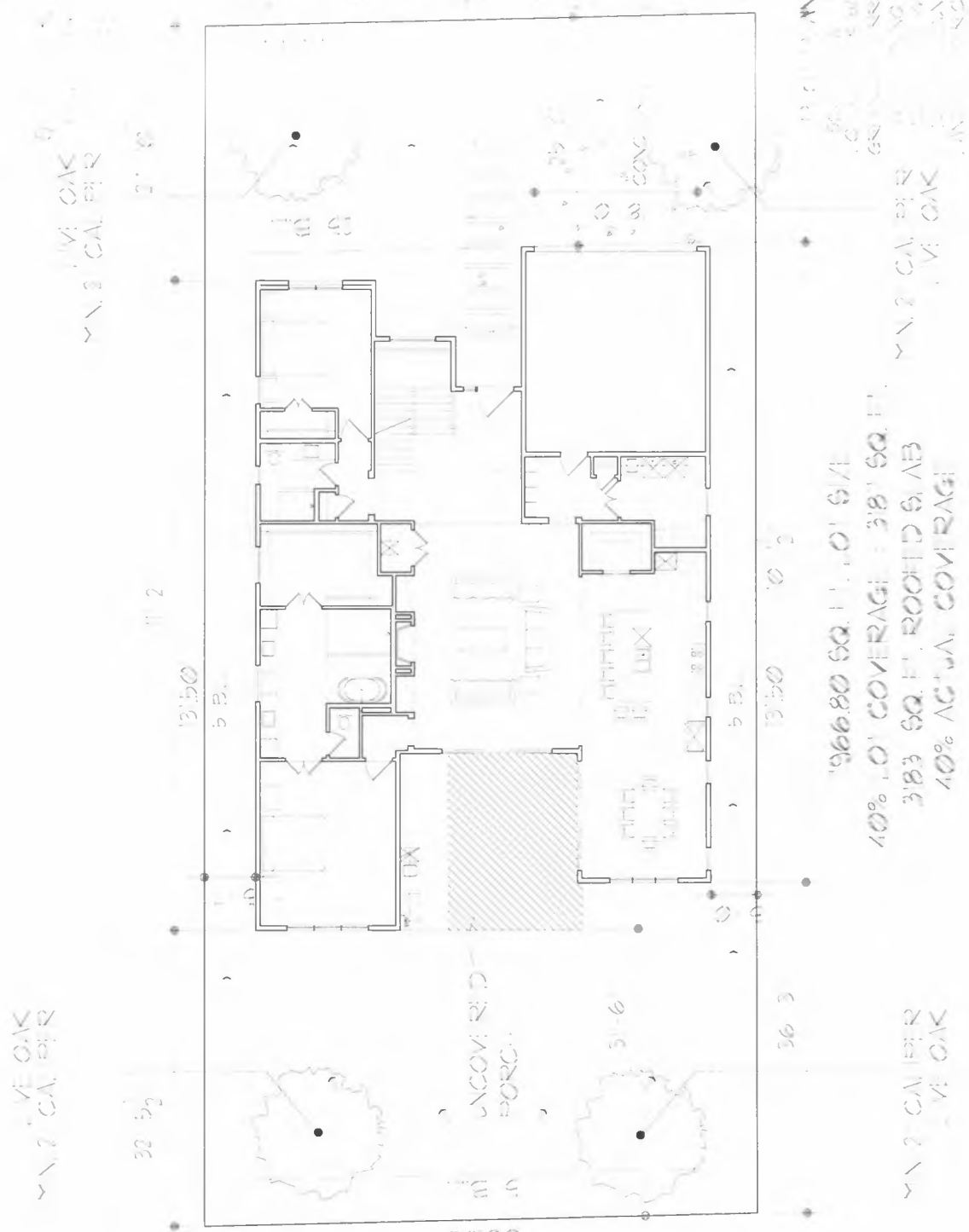
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BDA245-011

A0.00

PLAN # 27902H

45' S. GAL. STEEL DALLAS TEXAS

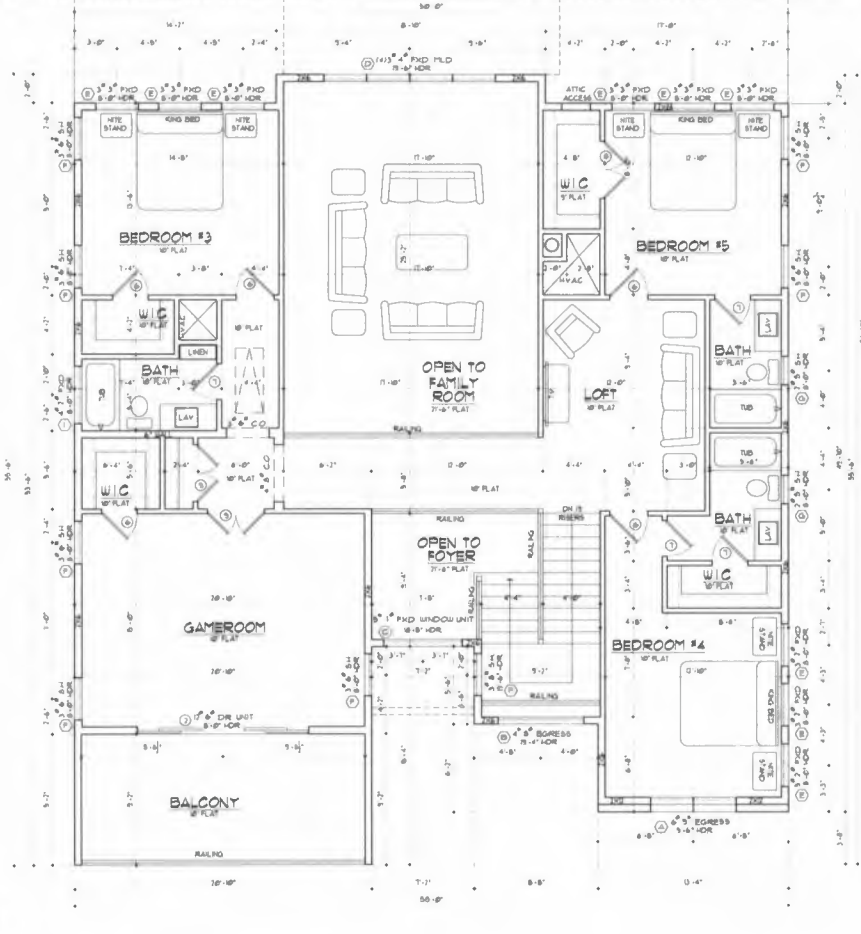


BDA245-011

WINDOW SCHEDULE (X)				
QTY	MARK	SIZE	TYPE	GLAZED/SQ FT
2	(1)	6'-0" EGRESS	FIXED	66.0
7	(2)	4'-0" EGRESS	FIXED	72.0
1	(3)	5'-0" EGRESS	FIXED	38.0
1	(4)	14'-0" PKD PLD	FIXED PULLED	48.0
3	(5)	3'-0" PKD	FIXED	84.0
9	(6)	3'-0" SH	SINGLE HANG	167.0
9	(7)	3'-0" SH	SINGLE HANG	60.0
1	(8)	3'-0" SH	SINGLE HANG	15.0
3	(9)	4'-0" PKD	FIXED	74.0
1	(10)	(13)-0" SH	SINGLE HANG	54.0
1	(11)	(13)-0" PKD	FIXED	10.0
1	(12)	3'-0" PKD	FIXED	30.0
37	TOTAL		TOTAL GLAZED	689.0

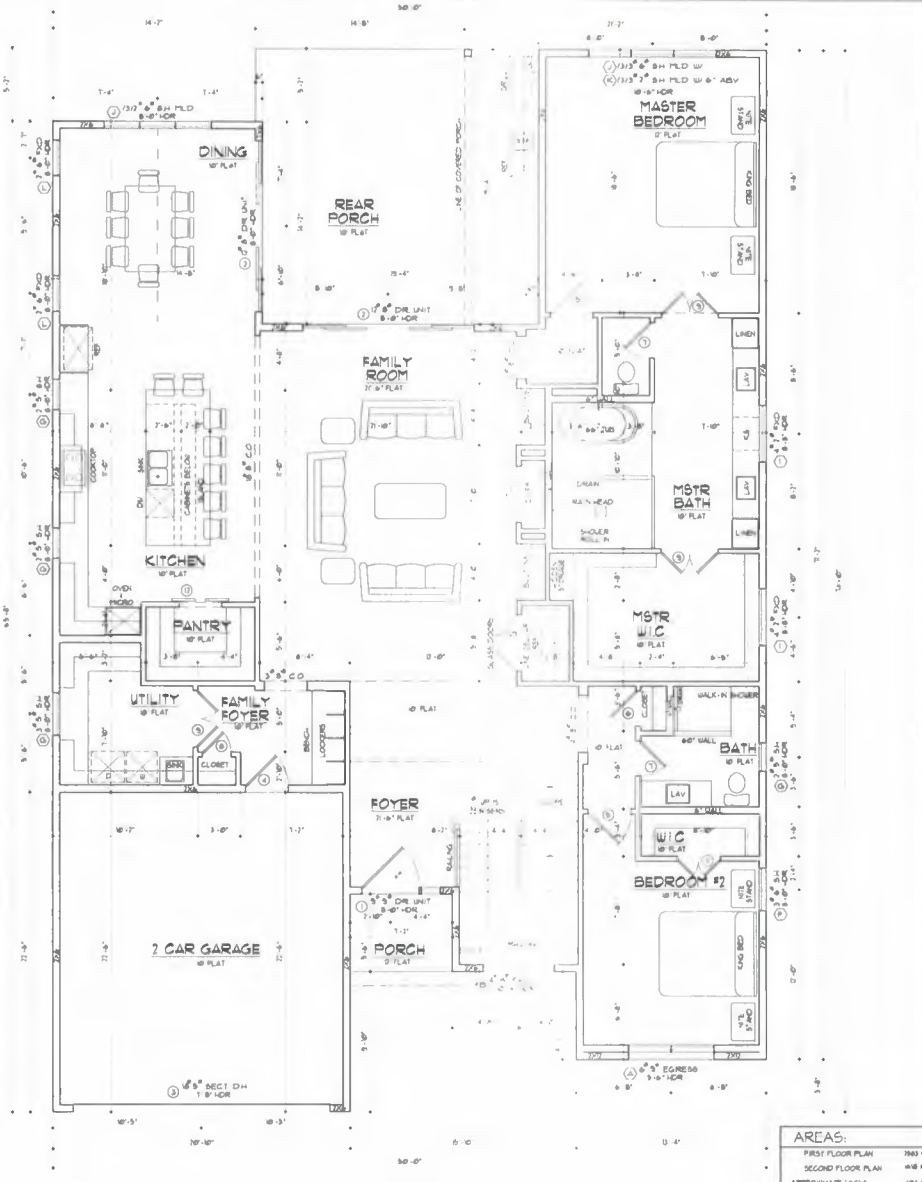
DOOR SCHEDULE (X)				
QTY	MARK	SIZE	TYPE	GLAZED/SQ FT
1	(1)	5'-0" DR UNIT	DOOR UNIT	50.0
3	(2)	7'-0" BLDG DR UNIT	BLDG DR UNIT	56.0
1	(3)	6'-0" SECT DH	SECTIONAL OVERHEAD	N/A
1	(4)	3'-0" DR	B/C INTERIOR	N/A
3	(5)	3'-0" DR	H/C INTERIOR	N/A
6	(6)	3'-0" DR	H/C INTERIOR	N/A
1	(7)	3'-0" DR	H/C INTERIOR	N/A
1	(8)	3'-0" DR	H/C INTERIOR	N/A
6	(9)	(2)-0" DR	H/C INTERIOR	N/A
1	(10)	(2)-0" PRL DR	INTERIOR FRENCH DOOR	N/A
1	(11)	(2)-0" PRL DR	H/C INTERIOR	N/A
1	(12)	3'-0" PRL DR	H/C INTERIOR	N/A
1	(13)	3'-0" BARY DR	BARN DOOR	N/A
33	TOTAL		TOTAL GLAZED	146.0

NOTES:
 FLOOR PLAN & DESIGNERS
 INTERPRETATION PREFERRED
 TO VERIFY ALL ASPECTS
 PRIOR TO ANY CONSTRUCTION



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

AREAS:	
FIRST FLOOR PLAN	383.1
SECOND FLOOR PLAN	408.1
APPROXIMATE LIVING	493.1
COVERED REAR PORCH	408.1
2 CAR GARAGE	408.1
FRONT PORCH	38.1
BALCONY	79.1
APPROXIMATE 1st FLOOR	1368.1
REAR PORCH OPEN	176.1

4511 S GALL STREET DALLAS TEXAS
 LOT 15 BLOCK 5/4003 GREENWAY TERRACE ADD NO 2
 LAND OF AMERICA INC 701-763-9930

DAVID WINCHESTER
 ARCHITECT
 4500 W. CAMPBELL ST. SUITE 200
 DALLAS, TEXAS 75243
 TEL: 714-353-1111 FAX: 714-353-1112

DAVID WINCHESTER
 ARCHITECT
 4500 W. CAMPBELL ST. SUITE 200
 DALLAS, TEXAS 75243
 TEL: 714-353-1111 FAX: 714-353-1112

A1.00
 PLAN #
 22028

BDA245-01



DATE: 11/11/11
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]
 PROJECT NO: [unclear]
 SHEET NO: [unclear]

4511 5TH GALE STREET DALLAS TEXAS
 LOT 15 BLOCK 5/4993 GREENWAY TERRACE ADD NO 1

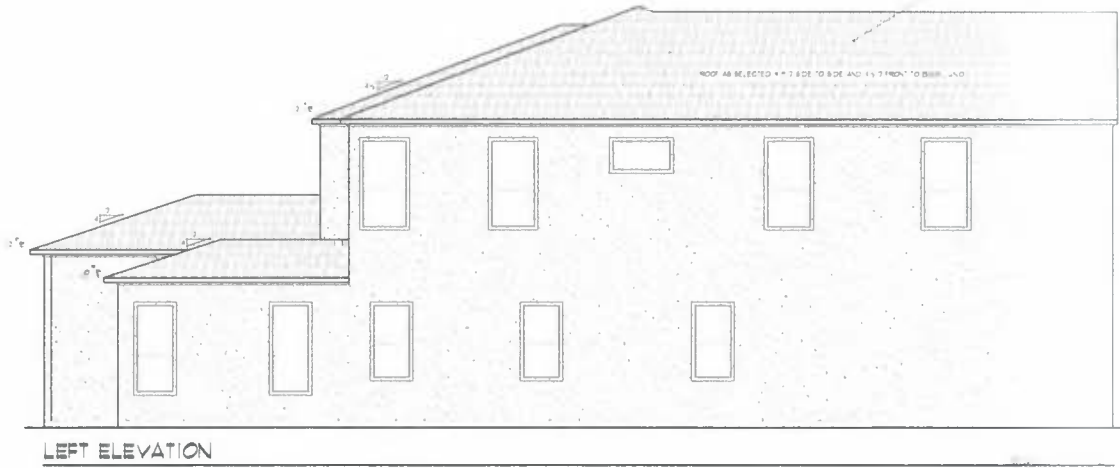
DAVID WINCHESTER
 ARCHITECT
 10010 WOODBRIDGE LANE
 RICHMOND, TEXAS 75243
 TEL: 972-991-9950
 FAX: 972-991-9950
 WWW.DAVIDWINCHESTER.COM

4511 5TH GALE STREET DALLAS TEXAS
 LOT 15 BLOCK 5/4993 GREENWAY TERRACE ADD NO 1

A2.00

PLAN #
 22078

BD245-011



DATE: 01/11/2028
 TIME: 10:00 AM
 PROJECT: 22028
 SHEET: A2.01
 DRAWN BY: [Name]
 CHECKED BY: [Name]

4511 S GALILEE STREET DALLAS TEXAS
 LOT 15 BLOCK 5 4993 GREENWAY TERRACE ADD NO 2
 LAND OF AMERICA NC 201783-9930

DAVID WINCHESTER

A2.01

PLAN #
22028

BOA245-011

HOME 24 CONCEPTS LLC

QUOTE

8500 N STEMMONS FWY
 214-484-1293 | 832-852-7152
 Tjordan225@gmail.com

INVOICE # 111
Date: 11-3-24

To:
 LAND OF AMERICA INC
 4511 STIGALL
 DALLAS, TX

Expiration Date: 1-30-25

817-995-9559
 Customer ID No. 0549

Salesperson	Job	Payment terms	Due date
TRACY JORDAN	Sales rep	Due on receipt	TBD

Qty	Description	Unit price	Line total
1	DEMOLITION	28,000	28,000
2	DUMPSTERS	1,500	1,500
1	PERMITS	3,500	3,500
1	MATERIALS-STUDS/DRYWALL/JOIST/RAFTERS	21,000	21,000
1	ROOF-75 SQUARES 30 YEAR	18,750	18,750
1	SHEETROCK HANG AND TEXTURE	15,000	15,000
1	A/C UNIT REMOVAL/REPLACE -ATTIC	12,000	12,000
1	ELECTRIC- REWIRE/CEILING	9,500	9,500
1	STUCCO	13,500	13,500
1	CONTRACTOR FEE	35,000	35,000
1	UNFORSEEN COST	17,000	17,000
Subtotal			174,750
Sales Tax			0.00
Total			174,750.00

Quotation prepared by: TRACY JORDAN

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

To accept this quotation, sign here and return: _____

Thank you for your business!