



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

fee waiver

Case No.: BDA

234-111

Data Relative to Subject Property: 6529 VICTORIA AVE

Date:

8-7-24

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) 50

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@EBOCAPITAL.COM

Represented by: ^{DO}SELF Daniel Le

Telephone: 339-674-8008

Mailing Address: 108 N BERNICE DRIVE, GARLAND Zip Code: 75042

E-mail Address: DANNY@EBOCAPITAL.COM

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

NO APPEAL. SEE REFERRAL FORM

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 HAVE BEEN ISSUED A BUILDING PERMIT. ZONING WAS PD 67

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

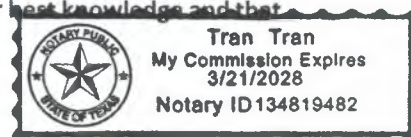
Daniel Le

(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



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: Daniel Le OWNER: Daniel Le
 ADDRESS: 529 Victoria STATE: Tx CITY: 15207
 LOT: 18 BLOCK: P/2606 ZONING: PD 67

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

Please list the City of Dallas Development Code(s) this project is non-compliant with:
PD 67

Description: ~~A permit for a duplex was issued in error. Duplex use is not an allowed use for this lot.~~ The structure exceeds lot coverage, height and includes an unapproved roof type.

Alternative resolutions discussed/offered: Provide an addendum showing structure complies with PD 67

Referred by: Rene Lewis Contact: 214-948-4327 Date: 07/26/2024

Permit # 2301041101

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

Address:

6529 VICTORIA AVE 75209

*****DUPLEX 6529-6531VICTORIA AVE*****

NOTE: STRUCTURE MUST BE PLACED AT THE 30' PROPOSED BUILDLINE PER SITEPLAN, IF PLACED AT THE 25' FYSB THE STRUCTURE WILL ENCROACH INTO FRONT YARD SETBACK. TO BE VERIFIED BY FIELD INSPECTOR.

Land Use Description:

TWO FAMILY DWELLING

Work Description:

DUPLEX

Value Of Work:

\$0.00

Owner Or Tenant:

The Truth Enterprises The Truth Enterprises
2865 FM 983
Red Oak
TX
75154
(469) 398-4774
ashra_07@yahoo.com

Applicant:

Ashra Ortiz

Contractor:

THE TRUTH ENTERPRISES

Business Address:

P O Box 1437, RED OAK, TX 75254

Telephone:

469/394-4774

Fax:

Lot:	18	Block:	P/260€	Zoning:	PD-67	PDD:	67	SUP:	
Historic Dist:		Consv Dist:	Chapter 51 PC	Pro Park:	4	Req Park:	4	Park Agrmt:	N
Dwlg Units:	2	Stories:	2	New Area:	2078	Lot Area:	6250	Total Area:	2078
Type Const:	VB	Sprinkler:	None	Occ Code:	R3	Occ Load:			
Inches Of Removed Trees:									

ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL Parking is for entire project.

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.

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

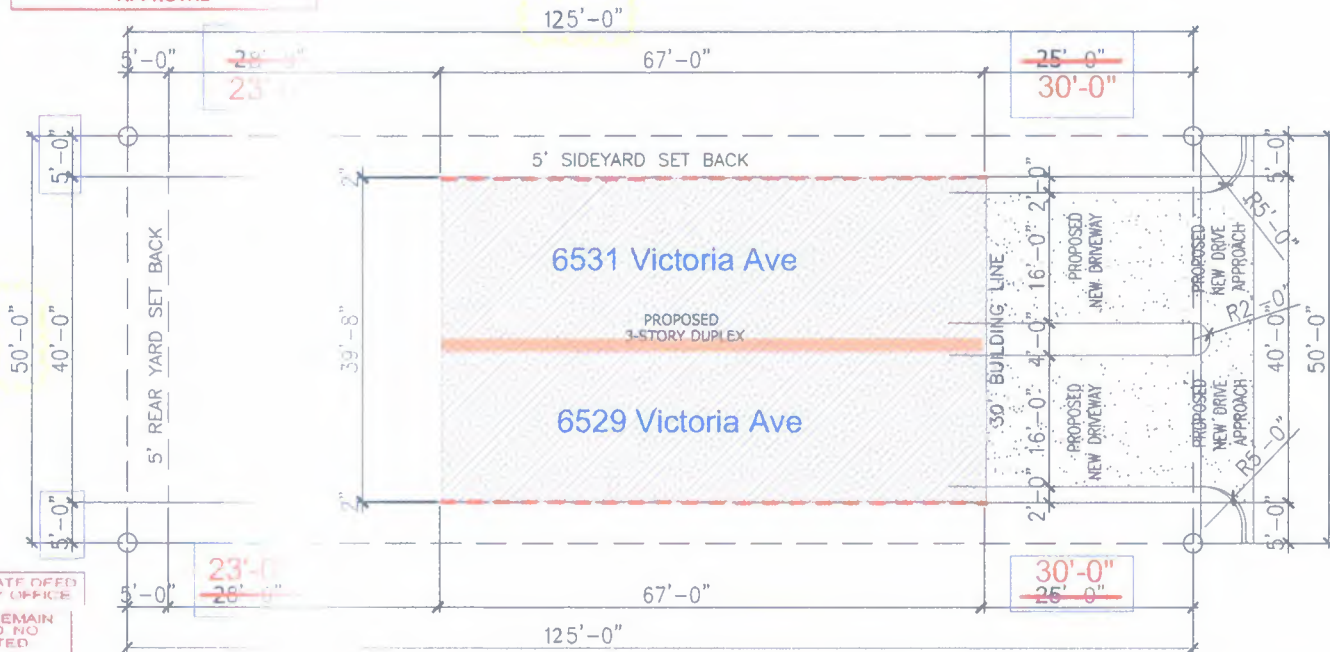
THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

20 DATE 3/24/2023
 BY Edmon Lachica

THIS APPROVAL DOES NOT EXEMPT 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 UNOCCUPIED. NO ENCROACHMENTS PERMITTED

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY

FENCES/RETAINING WALL REQUIRE SEPARATE PERMIT

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

SILT FENCE REQUIRED FOR EROSION CONTROL

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

LOTS OF 4,000 SQFT TO 7,499 SQFT IN AREA REQUIRE A MINIMUM OF TWO (2) LARGE OR MEDIUM TREES. MUST HAVE A MINIMUM OF ONE (1) TREE IN THE FRONT YARD. AN EXISTING TREE MAY BE USED FOR THE TREE REQUIREMENT. CONTACT THE CITY ARBORIST FOR CONFIRMATION.

NOTE: STRUCTURE MUST BE PLACED AT THE 30' PROPOSED BUILDLINE, IF PLACED AT THE 25' FYSB THE STRUCTURE WILL ENCROACH INTO FRONT YARD SETBACK. TO BE VERIFIED BY FIELD INSPECTOR.

ZONING PD 67
LEGAL WEBSTER & WOODS NORTH PARK
DESCRIPTION BLK P/2606 LT 18



1 SITE PLAN
 C1 SCALE 1" = 15'



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" = 15'

SHEET TITLE
 SITE PLAN

SHEET #
 C1.01

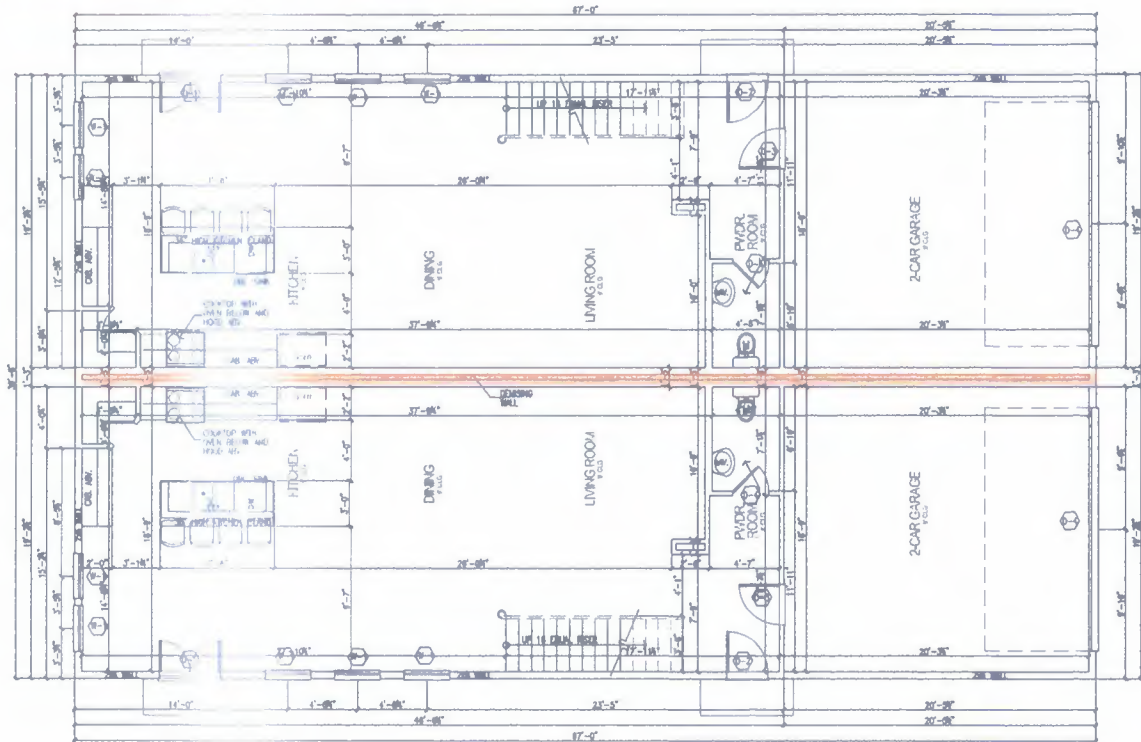
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

KEEPING ROOM EGRESS WE ARE TO MEET THE REQUIREMENTS OF SECTION R310 SHALL BE FIELD VERIFIED

SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & ALL LEVELS OF THE DWELLING
CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS
R314 & R315 - 2015 IRC

THE PROTECTION REQUIREMENTS OF SECTIONS R302.3 SHALL BE MET



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



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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

ADDITION

SCALE

1/8" = 1'-0"

SHEET TITLE

PROPOSED
FLOOR PLAN

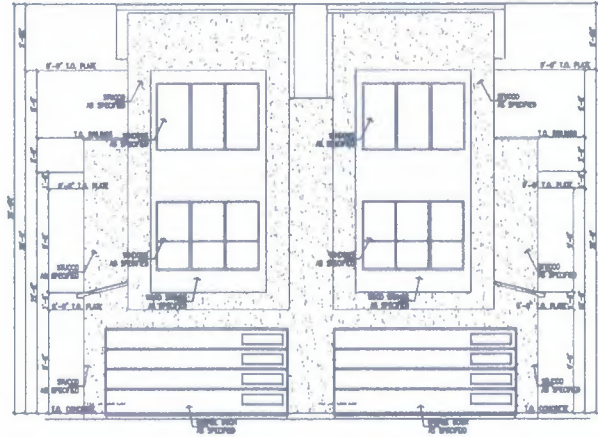
SHEET #

A1.01

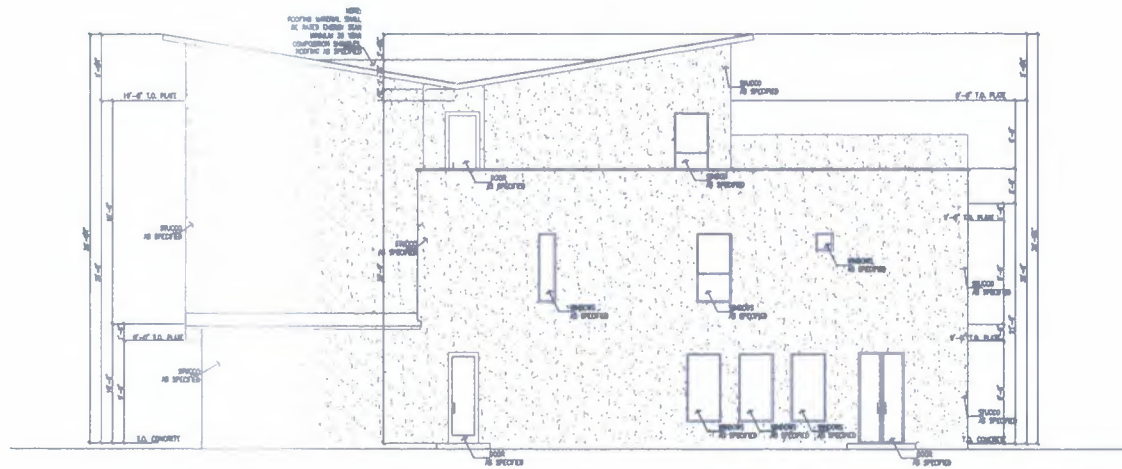
ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ORDINANCE TWO-FAMILY DWELLING CODE

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"



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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

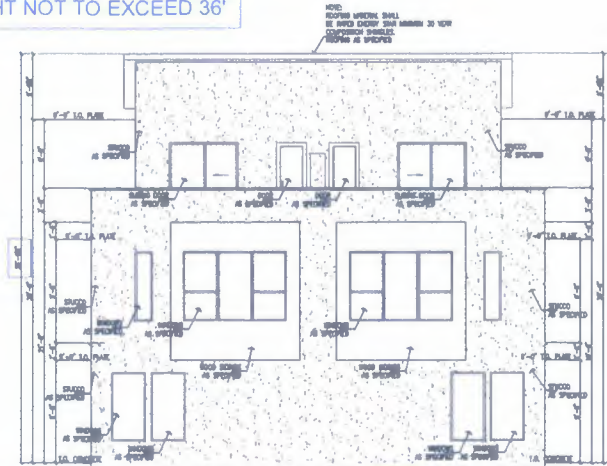
SHEET #
A1.07

ALL CONSTRUCTION SHALL CONFORM TO THE 2011 IRC DALLAS ONE- AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

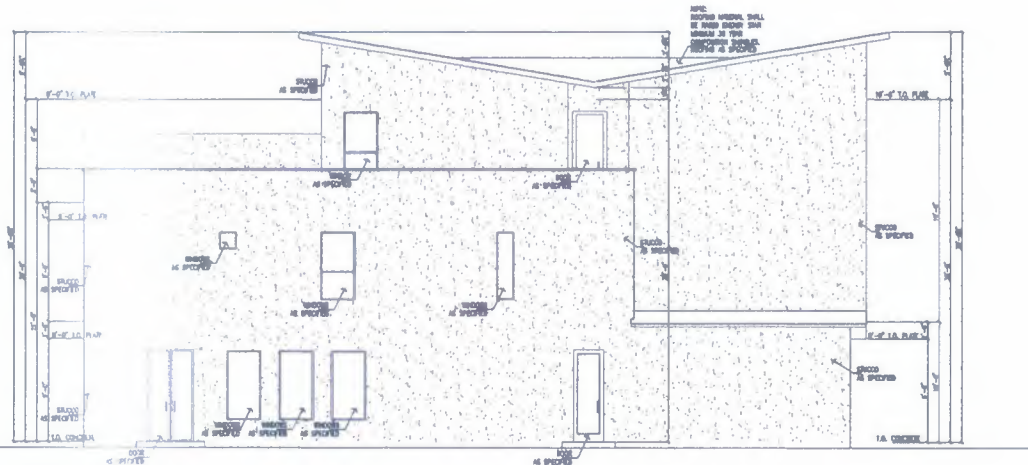
WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY.

MAX HEIGHT NOT TO EXCEED 36'



ASSUMED LEVEL GRADE

3 REAR ELEVATION
A8 SCALE 3/32" = 1'-0"



4 LEFT SIDE ELEVATION
A8 SCALE 3/32" = 1'-0"



SEAL

Project Consulting & Construction
DESIGN • BUILD • CONSULTANCY

Ennis, TX 75119
TEL. (214) 399-3652

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



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', with a large, loopy flourish underneath.

Jason Pool
Assistant Director (I)
Customer Experience
214-948-4392
Jason.Pool@Dallas.gov

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

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

(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.

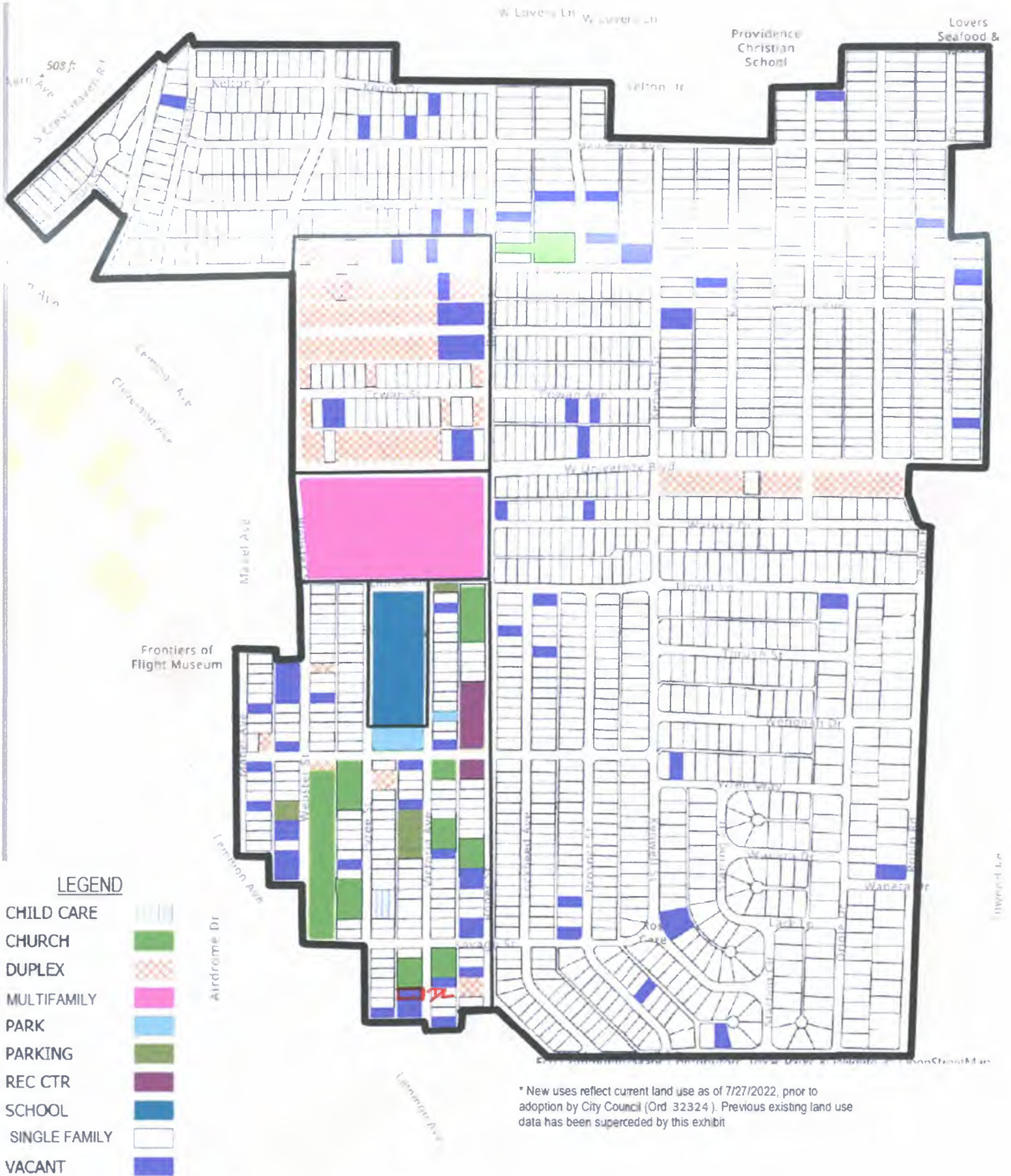
(2) Maximum lot coverage. Maximum lot coverage is 40 percent for residential structures.

(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)

32324

Exhibit 67A – Land Use Map

22 1 5 6 6



* New uses reflect current land use as of 7/27/2022, prior to adoption by City Council (Ord 32324). Previous existing land use data has been superseded by this exhibit.

