



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-130

RECEIVED

Date:

FOR OFFICE USE **SEP 26 2024**

Data Relative to Subject Property:

Location address: 409816 9820 NO Royce Dr

Zoning District:

BY: Sara Etebari

Lot No.: 4 Block No.: B8486 Acreage: .34 Census Tract:

Street Frontage (in Feet): 1) 44.89 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Alma Rocio Davalos

Applicant: Alma Rocio Davalos Telephone: 469 506 3986

Mailing Address: 10316 Bel Aire Dr Dallas TX Zip Code: 75218

E-mail Address: almad@lugary.com

Represented by: Douglas Lemus Telephone: _____

Mailing Address: 10316 Bel Aire Dr Dallas TX Zip Code: 75218

E-mail Address: dclhomessignature77@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of Front yard Set back

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:

Our project manager made the mistake of the set back, he thought the set back was 25ft since that's what shows on the approved plans.

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 Alma Rocio Davalos
(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 13 day of September, 2024

[Signature]
Notary Public in and for Dallas County, Texas





REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT:		OWNER: <i>Alma Davalos</i>	
ADDRESS: <i>9820 Royce Dr.</i>	STATE: <i>TX</i>	ZIP: <i>75217</i>	
LOT: <i>4</i>	BLOCK: <i>B/8486</i>	ZONING: <i>R-10CA</i>	

<input type="checkbox"/> Variance <input checked="" 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 type="checkbox"/> Other
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Please list the City of Dallas Development Code(s) this project is non-compliant with:
51A-4.112 (c)(4)(A)

Description: *30' front yard setback required. Plan reviewer noted on site plan and was missed in the field*

Alternative resolutions discussed/offered:
Structure is framed and complete - red tagged. Variance

Referred by: *Srudenis* Contact: *214-948-4327* Date: *09/09/2024*



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-130

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

at: 9816 Royce Dr Dallas TX 75217
(Address of property as stated on application)

Authorize: Alma Roco Davalos
(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: Project manager made a mistake on the set back lines, the city inspectors never caught the mistake either. The set back line needs to be 30ft but we did it at 25ft like the plans state

Douglas Lemus
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 09-20-24

Before me, the undersigned, on this day personally appeared

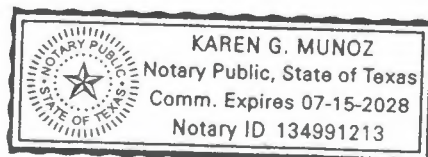
Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 20 day of

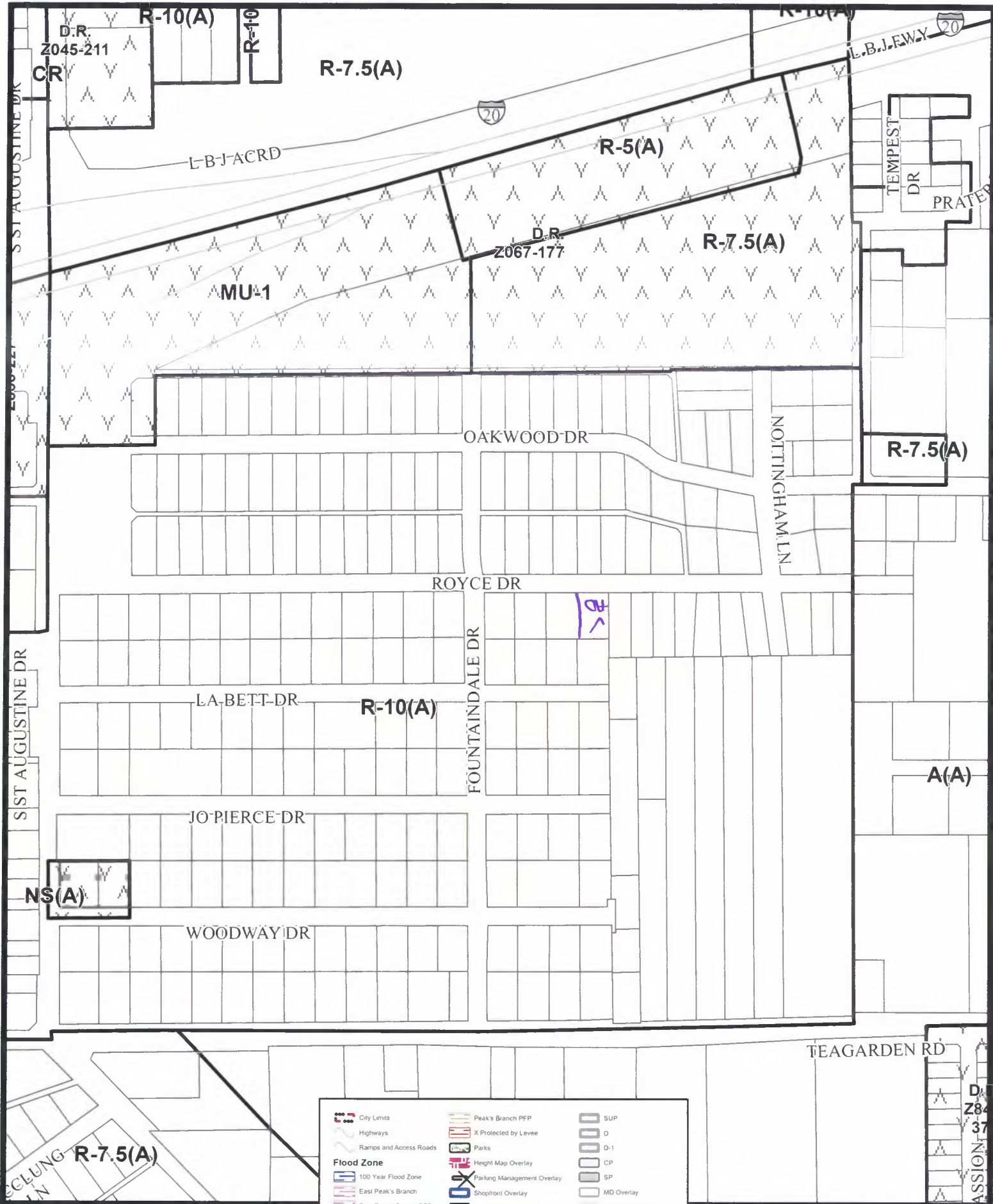
September, 2024

[Signature]

Notary Public for Dallas County,
Texas



Commission expires on
7-15-2028



	City Limits		Peak's Branch PFP		SUP
	Highways		X Protected by Levee		D
	Ramps and Access Roads		Parks		D-1
Flood Zone					CP
	100 Year Flood Zone		Parking Management Overlay		SP
	East Peak's Branch		Shopfront Overlay		MD Overlay
	East Peak's Branch PFP		Base Zoning		Historic Subdistricts
	Floodway		PD193 Oak Lawn		Historic Overlay
	Mill Creek		Dallas Environmental Corridors		CD Subdistricts
	Mill Creek PFP		DDO Overlay		PD Subdistricts
	Peak's Branch		Deed Restrictions		PDS Subdistricts
					NSO Subdistricts



1:4,800

Case ID:
Printed: 9/13/2024

BUILDING LINE IS 30'

ROYCE DR.
N 89° 48' 59" E 100.00'

BUILDING LINE IS 30'

CITY OF DALLAS, TX

REMODELING/ADDITION
SINGLE FAMILY RESIDENCE

CLIENT:

ALMA DAVALOS
9820 ROYCE DR.
DALLAS, TX.

LEGAL INFORMATION:

- 1: FOREST HEIGHTS
- 2: BLK B/8486 LT 4 ACS 0.6887
- 3: 14X50 72 MH S#FR211451492MC
- 4: INT202000325691 DD11132020 CO-DC
- 5: 8486 00B 00400 3DA8486 00B

SQUARE FOOTAGE:

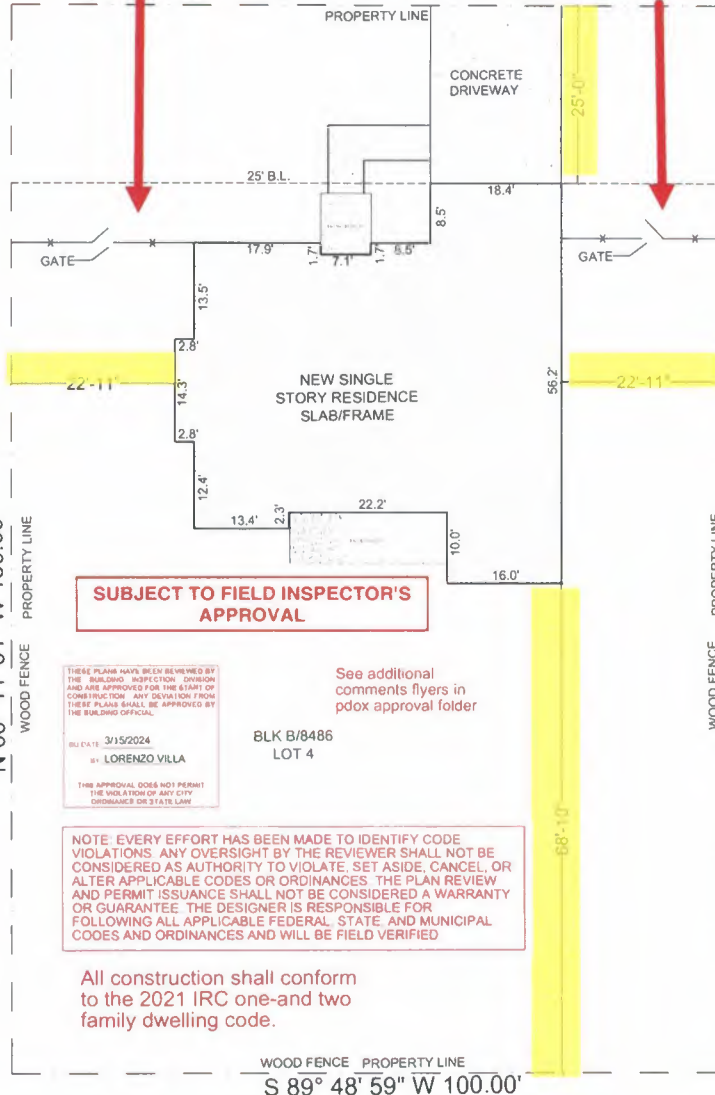
Land: 15,000 SQ.FT.
New Living Area: 1,816 SQ.FT.
New Garage: 393 SQ.FT.
NEW TOTAL: 2,209 SQ.FT.



VICINITY MAP N.T.S.



NORTH



SUBJECT TO FIELD INSPECTOR'S APPROVAL

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.

RECEIVED: 3/15/2024
BY: LORENZO VILLA

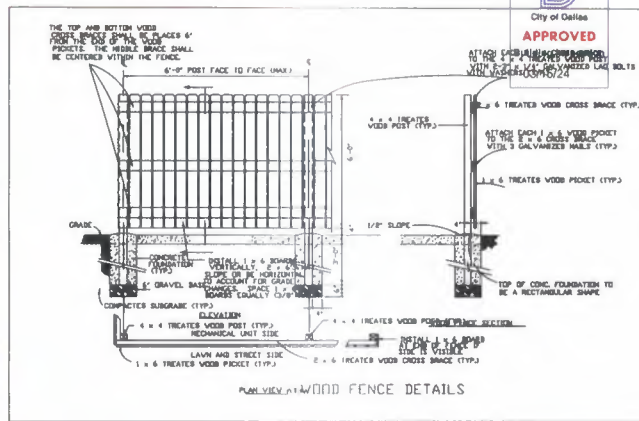
THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCES OR STATE LAW.

See additional comments flyers in pdox approval folder

NOTE: EVERY EFFORT HAS BEEN MADE TO IDENTIFY CODE VIOLATIONS. ANY OVERSIGHT BY THE REVIEWER SHALL NOT BE CONSIDERED AS AUTHORITY TO VIOLATE, SET ASIDE, CANCEL, OR ALTER APPLICABLE CODES OR ORDINANCES. THE PLAN REVIEW AND PERMIT ISSUANCE SHALL NOT BE CONSIDERED A WARRANTY OR GUARANTEE. THE DESIGNER IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL CODES AND ORDINANCES AND WILL BE FIELD VERIFIED.

All construction shall conform to the 2021 IRC one-and two family dwelling code.

WOOD FENCE PROPERTY LINE
S 89° 48' 59" W 100.00'



PUSH STRUCTURE TO 30' FROM PROPERTY LINE.

- NOTICE: CHECK FOR PRIVATE DEED RESTRICTIONS FILE AT COUNTY OFFICE.
- SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT.
- ENGINE DETECTORS TO CLEAR IMMEDIATELY OUTSIDE ALL BLEEDING AREAS AND AT ALL FLOOR LEVELS.
- UTILITY EASEMENTS MUST REMAIN OPEN AND UNOBSTRUCTED AND ENCROACHMENTS PERMITTED.
- WATER SHALL NOT BE REDIRECTED TO DRAIN INTO ADJACENT PRIVATE PROPERTY.
- KEEP 20 FT X 20 FT VISIBILITY TRIANGLES CLEAR.

PLANNING BOARD
APPROVED TO CONFIRM
TRACKS PROVIDED

Zoning: Yard Use & Spacing regulations

	Maximum	Proposed	12/21/2023
Front Yard	30'	30'	
Side Yard	22'-11"	22'-11"	
Rear Yard	6'-10"	6'-10"	
Height	2'	2'	
Roof Pitch	15:12	15:12	
Lot Coverage	15%	15%	
Building Use	SINGLE	SINGLE	
Essentials	2	2	

Smoke Alarms shall comply with NFPA 72 and Section R314

- 1) Sleeping rooms
- 2) Outside separate sleeping area
- 3) On each additional story see IRC 2015 full explanation.

Carbon Monoxide Alarms shall comply with Section R315

52-608: A contractor shall not redirect or increase the existing quantity or velocity of water draining onto adjoining private property.

ALMA DAVALOS
9820 ROYCE DR
DALLAS, TX.

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER SHALL ESTIMATE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND FOR CORRECTIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, SOURCE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE, IT IS RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

PROJECT NO: 085-2023

DRAWN: C.C.

ISSUED:

No	DATE	SUBMISSION
1	04-01-2023	ISSUE FOR PERMIT

CONSTRUCTION CONSULTANTS

6700 COLLEGE BLVD, SUITE 100
PLANO, TX 75076
972.394.5474
WWW.CONSTRUCTIONCONSULTANTS.COM

SITE PLAN SHEET
C1.00

C1 SITE PLAN
00 Scale: 1/8"=1'-0"

LANDSCAPING is required for all new single family and duplex structures. The number of landscape trees required by zoning regulations for new construction is based on the size of the single family or duplex use lot. If the lot is 7,500 square feet or greater in area, a minimum of three (3) large or medium nursery stock trees must be provided with no less than two (2) in the front yard.



FRONT ELEVATION

51A-2.102
 (47) HEIGHT means the vertical distance measured from grade to:
 (A) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;
 (B) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and
 (C) for any other structure, the highest point of the structure.

R404.1.6 Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.



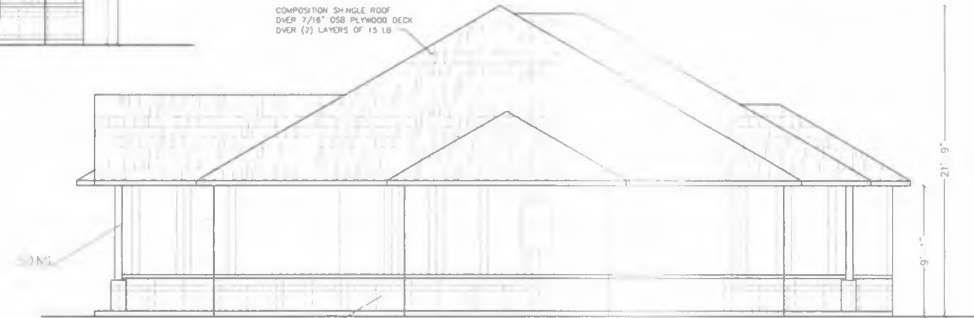
REAR ELEVATION

A2 ELEVATIONS
 00 Scale: 1/4"=1'-0"

SUBJECT TO FIELD INSPECTOR'S APPROVAL



MIDPOINT 5' 5"



RIGHT ELEVATION



LEFT ELEVATION

ALMA DAVALOS
 9820 ROYCE DR
 DALLAS, TX.

GENERAL NOTES

1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF DALLAS BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS BUILDING DEPARTMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS BUILDING DEPARTMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS BUILDING DEPARTMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS BUILDING DEPARTMENT.

PROJECT No: 138-2023

DRAWN: C C

ISSUED

No	DATE	SUBMISSION
1	03-15-2023	ISSUE FOR PERMIT



ELEVATIONS

SHEET
 A2.00

SUBJECT TO FIELD INSPECTOR'S APPROVAL

R303 Light, Ventilation and Heating
Apply ICC IRC code as it applies

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
Basement's habitable attic and every sleeping room
shall have not less than one operable emergency
escape and rescue opening

Means of Egress R311 IRC
Dwellings shall be provided with a
means of egress in accordance with
this section

Smoke Alarms shall comply with
NFPA 72 and Section R314

R-314.3 Smoke Alarm locations
1) Sleeping rooms
2) Outside separate sleeping
area
3) On each additional story
see IRC 2015 full explanation

Carbon Monoxide Alarms
comply with Section R315



ALMA DAVALOS
9820 ROYCE DR
DALLAS, TX.



AG	SZ	QTY	TYPE
D-01	3' 0" X 7' 0"	2	DOOR
D-02	2' 6" X 7' 0"	4	DOOR
D-03	2' 0" X 7' 0"	6	DOOR
D-04	22 5" X 55"	1	DOOR
D-05	7' 6" X 7' 0"	4	DOOR
D-06	6' 0" X 7' 0"	1	DOOR

AG	SZ	QTY	TYPE
A	3' 0" X 5' 0"	11	WINDOW (eg)
B	2' 0" X 3' 0"	2	WINDOW (eg)
C	4' 0" X 2' 0"	1	WINDOW (eg)

eg: 1 GR SS WINDOW, MINIMUM 1.3 GALLONS PER FLUSH

- 1. ALL CHANGES TO BE 90% ACCURATE
- 2. BUYER TO APPROVE & VERIFY CONSTRUCTION
- 3. VERIFY ALL PLANS W/ OWNER
- 4. W/ & VAC TO BE N/A
- 5. PROVIDE SUIVAV
- 6. ALL GLASS OCCASION WITH OR LOCATED WITHIN 60" OF W/ RPOD S. SOWRS, SASHES, SUBS S/A B/MP R D.

Green Building Program
average flow rate for all lavatory faucets must be 2.0 g.p.m.
average flow rate for all showerheads must be 2.0 g.p.m.
average flow rate for all toilets must be 1.3 gallons per flush.
utilize energy star labeled dish washers
that use 6.0 gallons or less per cycle

A B D ROOMS 1 GR SS W/ VAV
AR TO MITI A MNUM
O MNUM C LAR OP NY
S C ION R310.

GENERAL NOTES

- 1. ALL CHANGES TO BE 90% ACCURATE
- 2. BUYER TO APPROVE & VERIFY CONSTRUCTION
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PROJECT No.	138-2023	
DRAWN	C C	
ISSUED		
No	DATE	SUBMISSION
1	03-20-24	ISSUE FOR PERMIT



FLOOR PLAN
SHEET
A1.00