



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 239-134 **RECEIVED**
 Date: SEP 27 2024
 FOR OFFICE USE ONLY

Data Relative to Subject Property: _____ Date: _____
 Location address: 3031 June Dr Zoning District: R-7.5(BA)
 Lot No.: 13 Block No.: 818964 Acreage: _____ Census Tract: 48113006402
 Street Frontage (in Feet): 1) 54' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Salvador Urbina Arely Castro
 Applicant: Elias Rodriguez Telephone: 214-946-4300
 Mailing Address: 7610 N Stemmons Fwy Ste 110 Dallas Zip Code: 75247
 E-mail Address: BOA-Rz@buildingplansandpermits.com
 Represented by: Jonathan Martinez Telephone: 214-946-4300
 Mailing Address: 317 e. Jefferson Zip Code: 75203
 E-mail Address: cs@buildingplansandpermits.com

Affirm that an appeal has been made for a Variance X, or Special Exception _____, of the porch that is encroaching on the front yard setback within an area of 35'
 ② The front yard setback fence being within visibility triangle.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:
The porch extension and columns are encroaching the front yard setback.

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

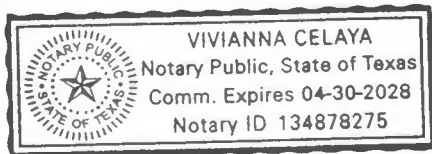
Before me the undersigned on this day personally appeared Elias Rodriguez
 (Affiant/Applicant's name printed)

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 20 day of June, 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 Elias Rodriguez
represented by Jonathan Martinez
did submit a request for (1) a variance to the front yard setback regulations, and for (2) a special
exception to the fence visibility triangle regulations
at 3031 June Dr.

BDA234-134. Application of Elias Rodriguez represented by Jonathan Martinez for (1) a variance to the front-yard setback regulations, and for (2) a special exception to the 20-foot visibility obstruction regulations at 3031 JUNE DR. This property is more fully described as Block 8/5964, Lot 13 and is zoned R-7.5(A), which requires a front-yard setback of 25-feet and requires a 20-foot visibility triangle at driveway approaches . The applicant proposes to construct and/or maintain a single-family residential structure and provide a 24-foot front-yard setback, which will require (1) a 1-foot variance to the front-yard setback regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle, which will require (2) a special exception to the visibility obstruction regulation.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: ARLEY CASTRO		OWNER: ARLEY CASTRO	
ADDRESS: 3031 JUNE	STATE: TEXAS	ZIP: 75211	
LOT: 13	BLOCK: 8/5964	ZONING: R7.5	

<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
<input checked="" 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 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 type="checkbox"/> Other
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input type="checkbox"/> Other	

Please list the City of Dallas Development Code(s) this project is non-compliant with:
 51A-4.401(a)(1) and 51A-4.112(f)(4)(F)(i)(aa)

Description: _____
 Columns for the porch addition, already in place, sit in the front yard setback. The previous addition permit (2307071217) maxed the lot coverage at 45%.

Note: Possible encroachment of main structure into side yard on west side.

Alternative resolutions discussed/offered: They can relocate their columns to sit behind the the 25' setback. BDA is the only solution for lot coverage.

Referred by: James Bales Contact: james.bales@dallas.gov Date: 6/25/24



Appeal number: BDA 234-134

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

at: 3031 June Dr Dallas Tx 75211
(Address of property as stated on application)

Authorize: Elias Rodriguez
(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: the front yard fence being within the visibility triangle

Arely Castro
Print name of property owner or registered agent

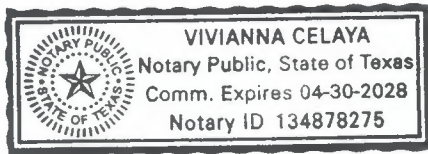
Arely Castro
Signature of property owner or registered agent

agent Date 8/6/2024

Before me, the undersigned, on this day personally appeared Arely Castro

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 6 day of August, 2024



Viviana
Notary Public for Dallas County, Texas

Commission expires on 4/30/28



AFFIDAVIT

Appeal number: BDA 234-134

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

at: 3031 June Dr Dallas Texas 75211
(Address of property as stated on application)

Authorize: Elias Rodriguez
(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)

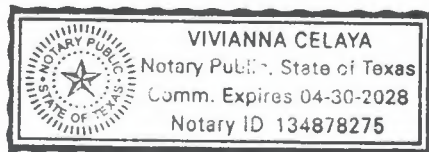
Specify: the front yard fence being within the visibility triangle

Salvador Urbina
Print name of property owner or registered agent
agent Date 8/6/2024

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Salvador Urbina

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 6 day of August, 2024



Commission expires on 4/30/28

3031 JUNE DR, DALLAS



Search result

Base Zoning

Zoom to

Zone District R-7.5(A)

PD Number

CD Number

Common Name

Case Number Transition

Council Date 7/18/1989

Ordinance Number 19455



5 of 6



S Barnett Ave

June Dr

June Dr

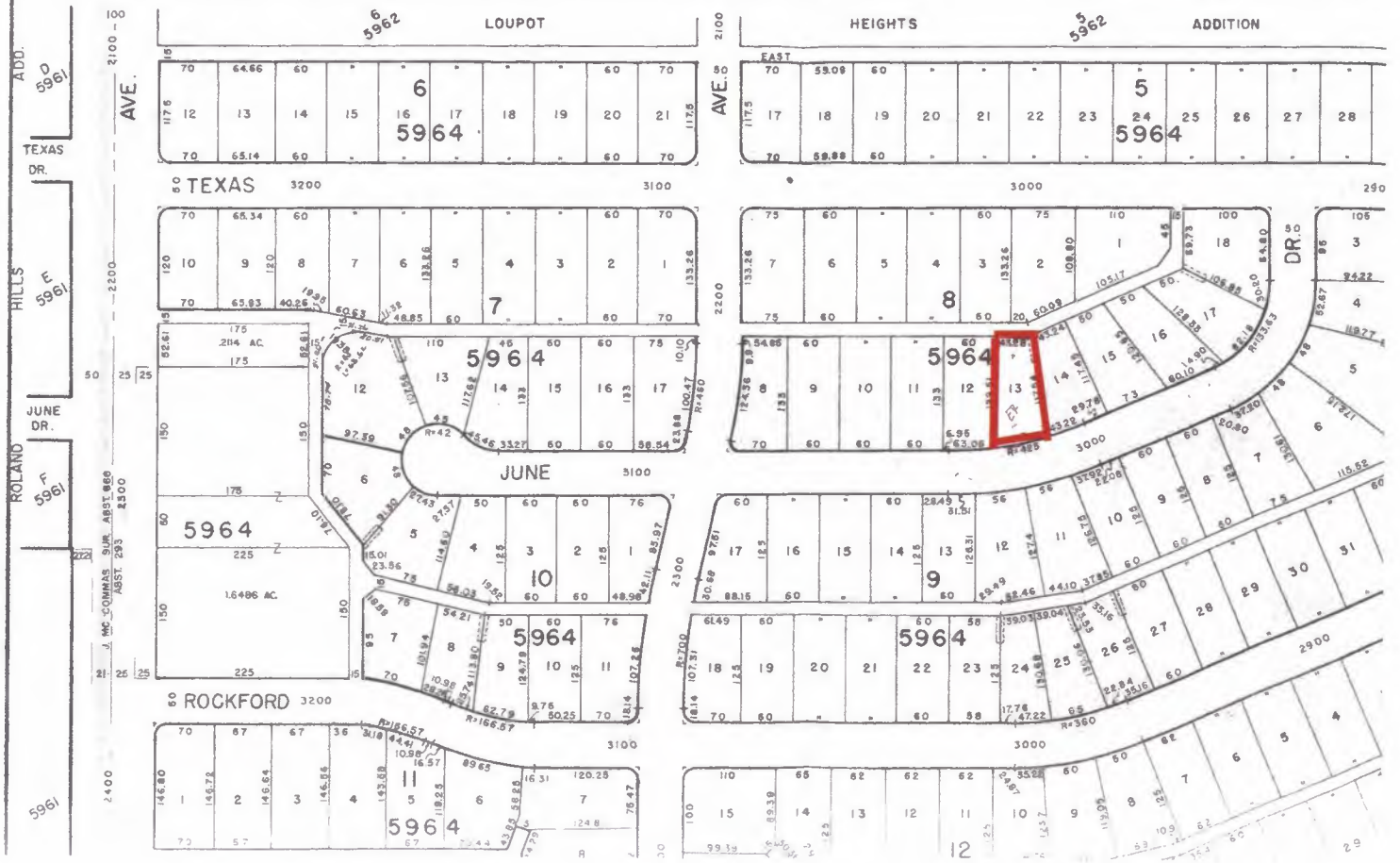
Rockford Dr

ANNEXED MAY 23, 1945 ORD. NO. 3628
SURVEY WM. M. CONOVER ABST. 293

ADDITION LOUPOT HEIGHTS NO. 3

SCALE 100 FT. EQUALS 1 INCH

SCHOOL



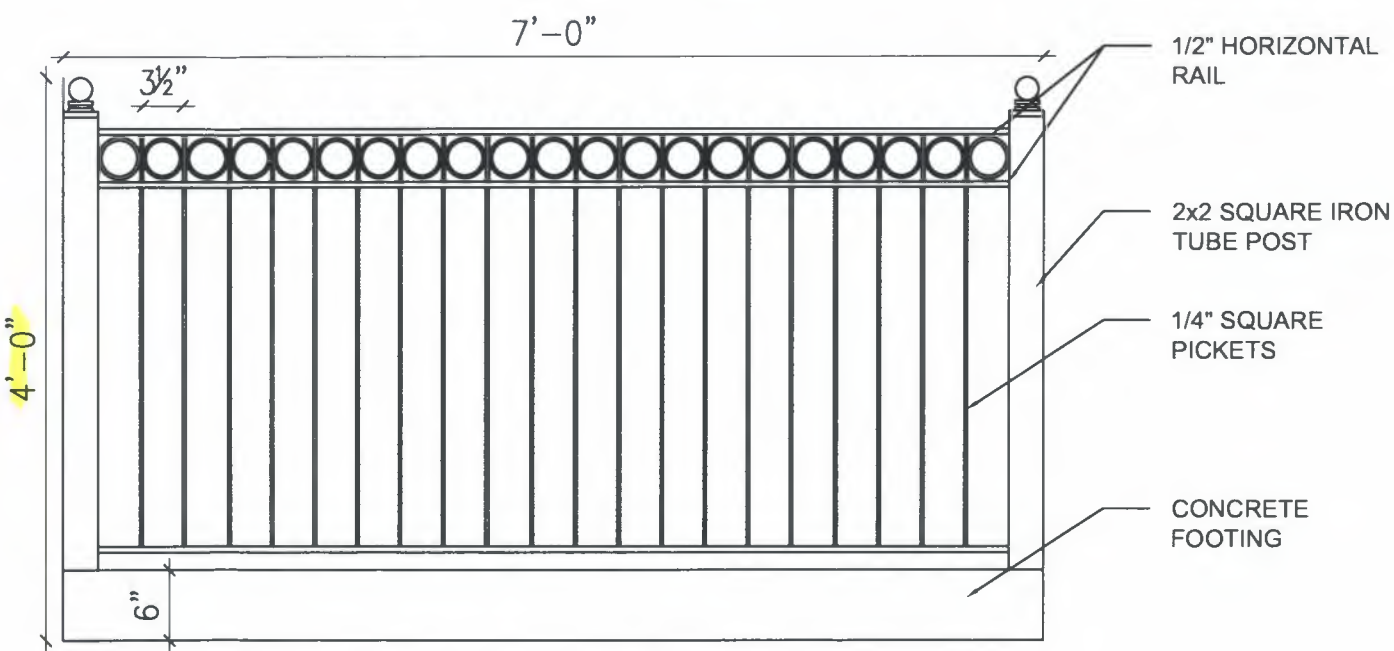
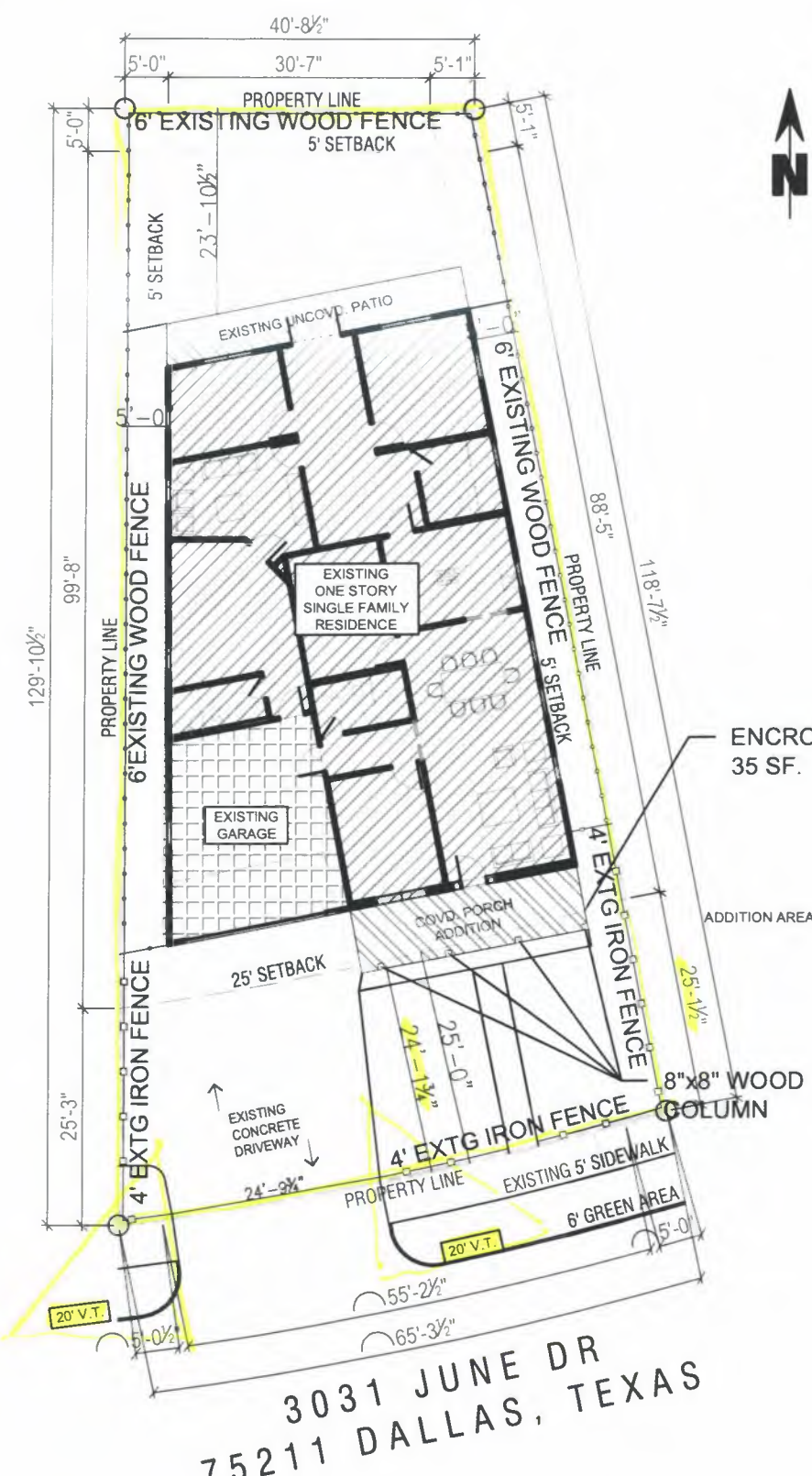
SEAL

PROJECT INFORMATION

ZONING	R-7.5(A)
LEGAL DESCRIPTION	LOUPOT HEIGHTS BLK 8/5964 LOT 13
CONSTR TYPE	V-B
CLIMATE ZONE	ZONE 3A (MOIST)

HOUSE DESCRIPTION
ONE STORY
SINGLE FAMILY RESIDENCE
COVERED PORCH ADDITION

2 VICINITY MAP
C2.01 N.T.S.



EXISTING IRON FENCE ELEVATION DETAIL
3/4" = 1'-0"

ENCROACHING AREA:
35 SF.

ADDITION AREA

PROJECT AREA CALCULATIONS

EXTG. LIVING AREA (AC)	EXTG. NON CONDITIONED AREA
FIRST FLOOR	2,325 S.F.
	GARAGE 457 S.F.
	PATIO 176 S.F.
PROPOSED NON CONDITIONED AREA	
	COVD. PORCH 199 S.F.

LOT USAGE

TTL CONDITIONED AREA (AC)	2,325 S.F.	LOT SIZE	6,589 S.F.
PERIMETER (AC)	213 F.	NON ROOF AREA	3,432 S.F.
TTL UNDER ROOF	2,981 S.F.	% OF LOT	45.24 %
FOOTPRINT	3,157 S.F.		

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

REVISIONS	
DRAFTER	SENT DATE

ADDRESS
3031 JUNE DR
DALLAS, TEXAS
75211

DATE
9/5/24

DRAWN BY
ERL

CHECKED BY
ER

DESCRIPTION
ONE STORY
SINGLE FAMILY RESIDENCE
COVERED PORCH
ADDITION

SCALE
1" = 20'-0"

SHEET TITLE
SITE PLAN

SHEET #
C2.01

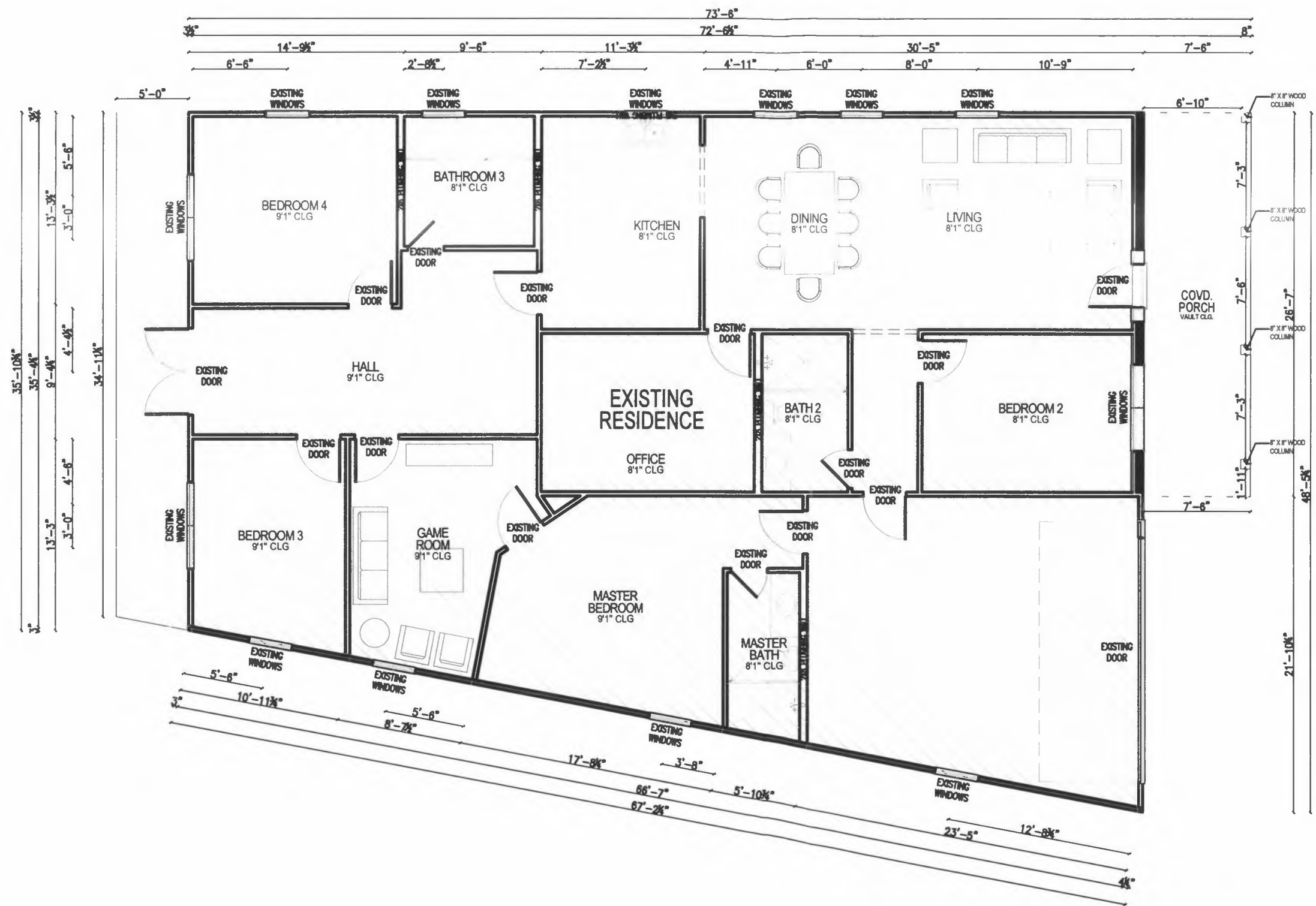
FILE NAME
C2.01_SITE_PLAN

1 SITE PLAN
C2.01 1" = 20'-0"

**LOUPOT HEIGHTS
BLK 8/5964 LOT 13**

3031 JUNE DR
75211 DALLAS, TEXAS

SEAL



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REVISIONS	
DRAFTER	SENT DATE

ADDRESS
 3031 June Dr Dallas Tx 75211

DATE
6/19/24

DRAWN BY
DRFT

CHECKED BY
ER

DESCRIPTION
 ONE/TWO STORY
 SINGLE/MULTY FAMILY RESIDENCE
 X BEDROOMS, X BATHROOMS
 ONE/TWO CAR ATTACHED GARAGE

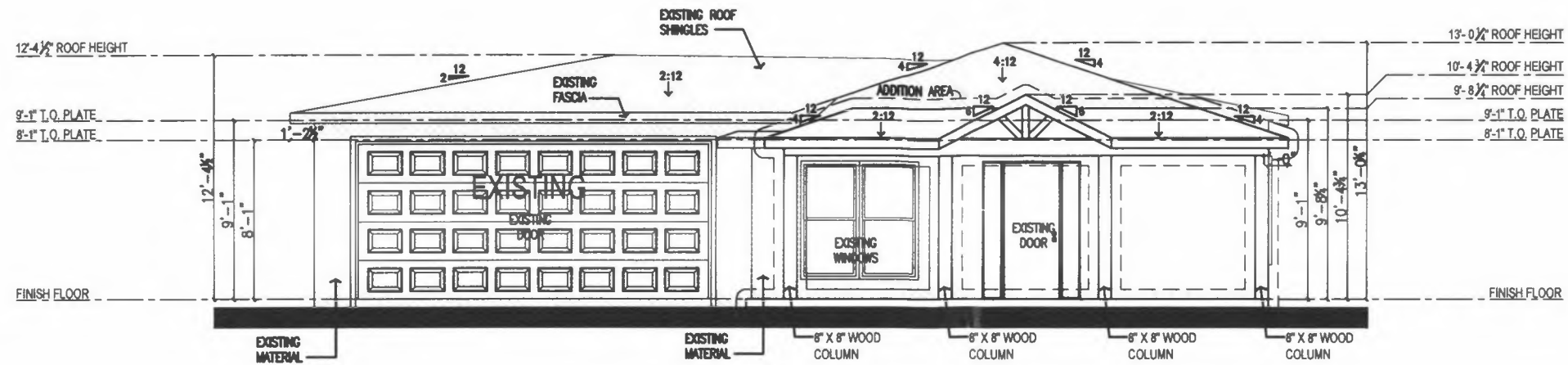
SCALE
1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN

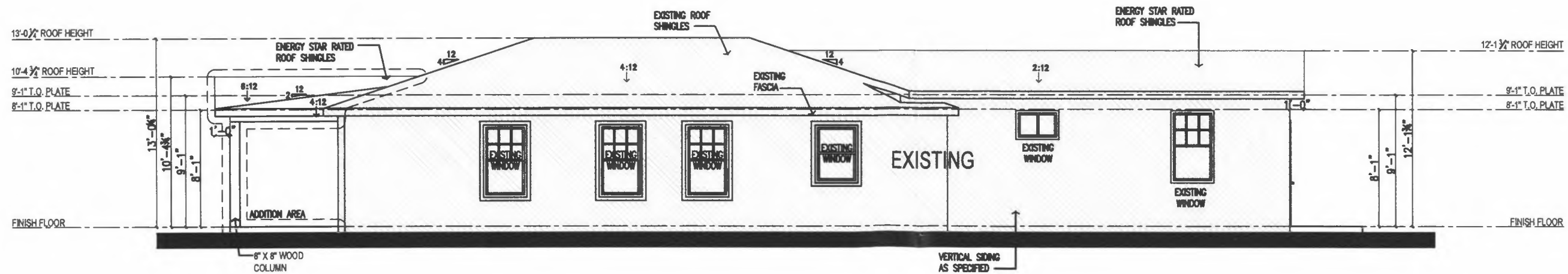
SHEET #
A1.01

FILE NAME
A1.01_FLR1_PLAN

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



1 FRONT ELEVATION
A2.03 1/8" = 1'-0"



2 RIGHT ELEVATION
A2.03 1/8" = 1'-0"

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ONE/TWO STORY
SINGLE/MULTY FAMILY RESIDENCE
X BEDROOMS, X BATHROOMS
ONE/TWO CAR ATTACHED GARAGE

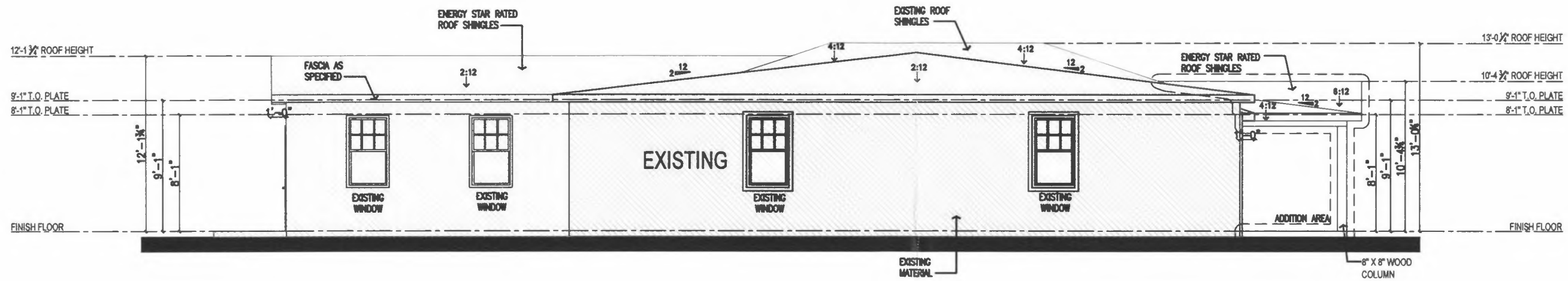
SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATIONS

SHEET #
A2.03

FILE NAME
A2.03_ELEVATIONS

SEAL



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 FAX (214) 948-8844

REVISIONS	
DRAFTER	SENT DATE

ADDRESS
 3031 June Dr Dallas Tx 75211

DATE
6/19/24

DRAWN BY
DRFT

CHECKED BY
ER

DESCRIPTION
 ONE/TWO STORY
 SINGLE/MULTY FAMILY RESIDENCE
 X BEDROOMS, X BATHROOMS
 ONE/TWO CAR ATTACHED GARAGE

SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATIONS

SHEET #
A2.04

FILE NAME
A2.04_ELEVATIONS

2 LEFT ELEVATION
 A2.04 1/8" = 1'-0"