



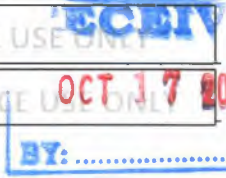
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-140



Data Relative to Subject Property: _____

Date: _____

Location address: 12908 Windfall Cir Dallas, TX Zoning District: R10 (A)

Lot No.: 5 Block No.: 4/8788 Acreage: 0.188 Census Tract: _____

Street Frontage (in Feet): 1) 40 2) 210 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): John Dsilva, LLC

Applicant: Jordan Dsilva Telephone: (214) 886-7947

Mailing Address: 3455 Highland Ste. 200 Zip Code: 75228

E-mail Address: jordan@webcityproperties.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of requesting a variance for front setback of 11'-5" ; the current structure is 18'-77" As well as a request for a side yard setback variance for 2-2 since existing home is at 2-10

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 are requesting a variance because the City of Dallas Project Coordinator deemed our property non-compliant with front yard setbacks after a partial demo. However, we didnt alter the front yard setback, the original front wall remains intact.

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 Jordan Dsilva

(Affiant/Applicant's name printed)

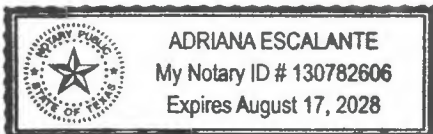
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

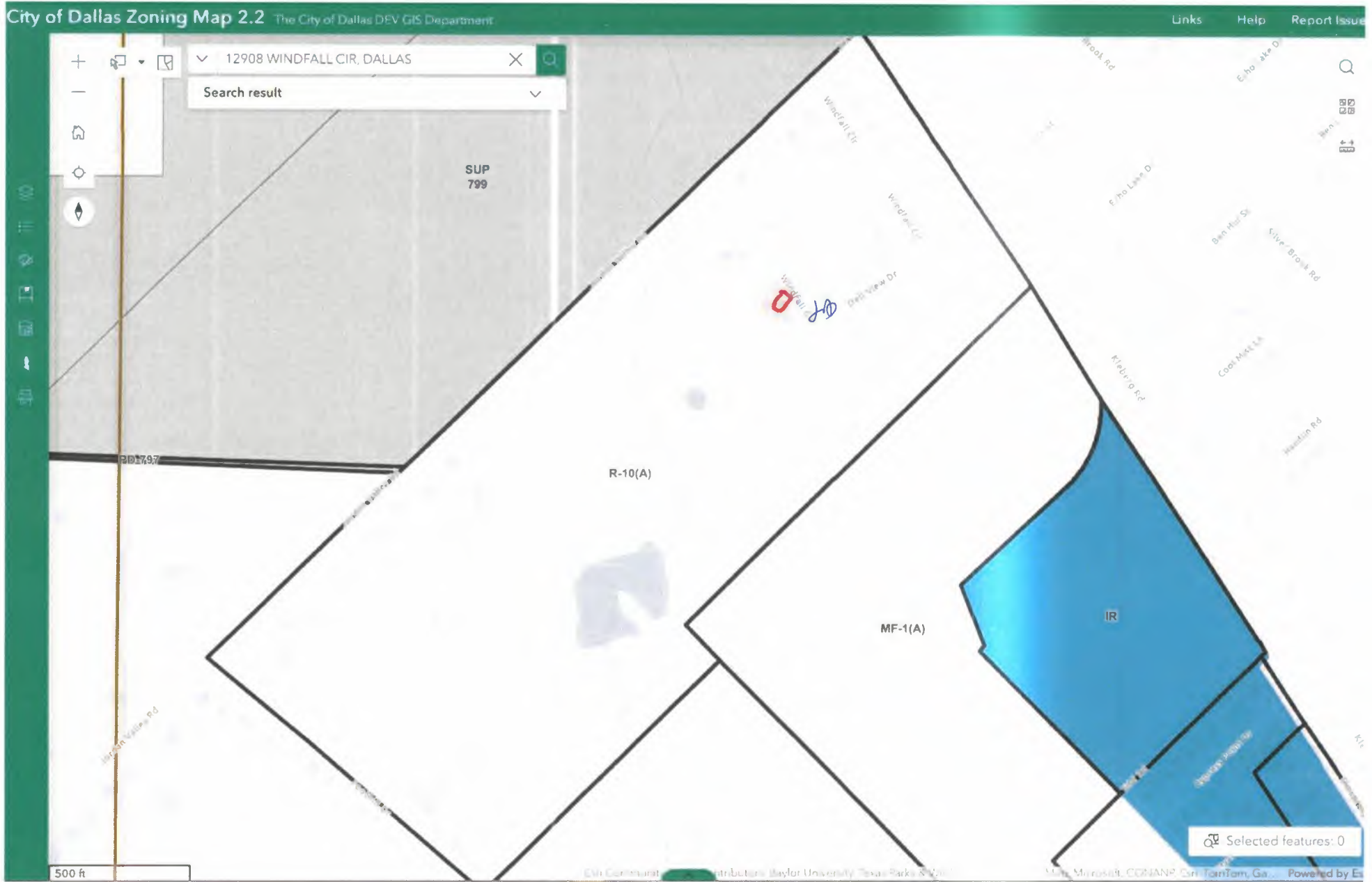
Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 16th day of September, 2024

A. Escalante
Notary Public in and for Dallas County, Texas





CONSOLIDATED
ANNEXED
SURVEY ROBERT KLEBERG
4-1-78
ORD NO 15 794
ABST 716

CITY OF DALLAS PLAT BOOKS

ADDITION CHESTER DAVIS

1-5
8788
DISTRICT DALLAS

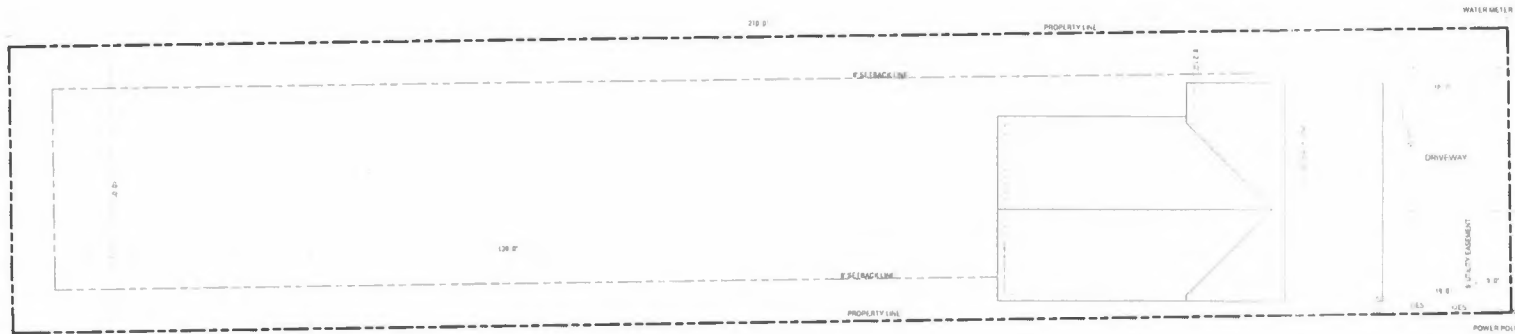
SCALE 100 FT EQUALS 1 INCH



ABST 716
SHEET 3-C

ABST 716
SHEET 3-C

TRUE AND CORRECT
COPY OF RECORD
FILED IN DISTRICT
CLERK'S OFFICE
BY *[Signature]*
DATE 8-7-2022



NEW SITE PLAN
SCALE 1/8" = 1' 0"



STUDIO MAS+ ARCHITECTS

ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214 659 4584

CLIENT

JORDAN DSILVA
WEB CITY
PROPERTIES

PROJECT NAME:

WINDFALL RESIDENCE

PROJECT ADDRESS:

PORTION OF LOT 5, BLOCK
48788, CHESTER DAVIS
ADDITION CITY OF DALLAS,
DALLAS COUNTY, TEXAS
12908 WINDFALL CIRCLE

STRUCTURAL ENGINEER:

Falkolske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300



DATE: 02/21/2024

PROJECT NO. 322611

NEW SITE PLAN

CONSTRUCTION PERMIT
SET

02/21/2024

A0-01



ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214.669.4604

CLIENT
JORDAN DSILVA
WEB CITY
PROPERTIES

PROJECT NAME:
WINDFALL RESIDENCE

PROJECT ADDRESS:
PORTION OF LOT 5, BLOCK
48788, CHESTER DAVIS
ADDITION CITY OF DALLAS,
DALLAS COUNTY, TEXAS
12908 WINDFALL CIRCLE

STRUCTURAL ENGINEER:
Falkotske Engineering, Inc
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300



Walter
Cottle
DATE: 02-21-2024

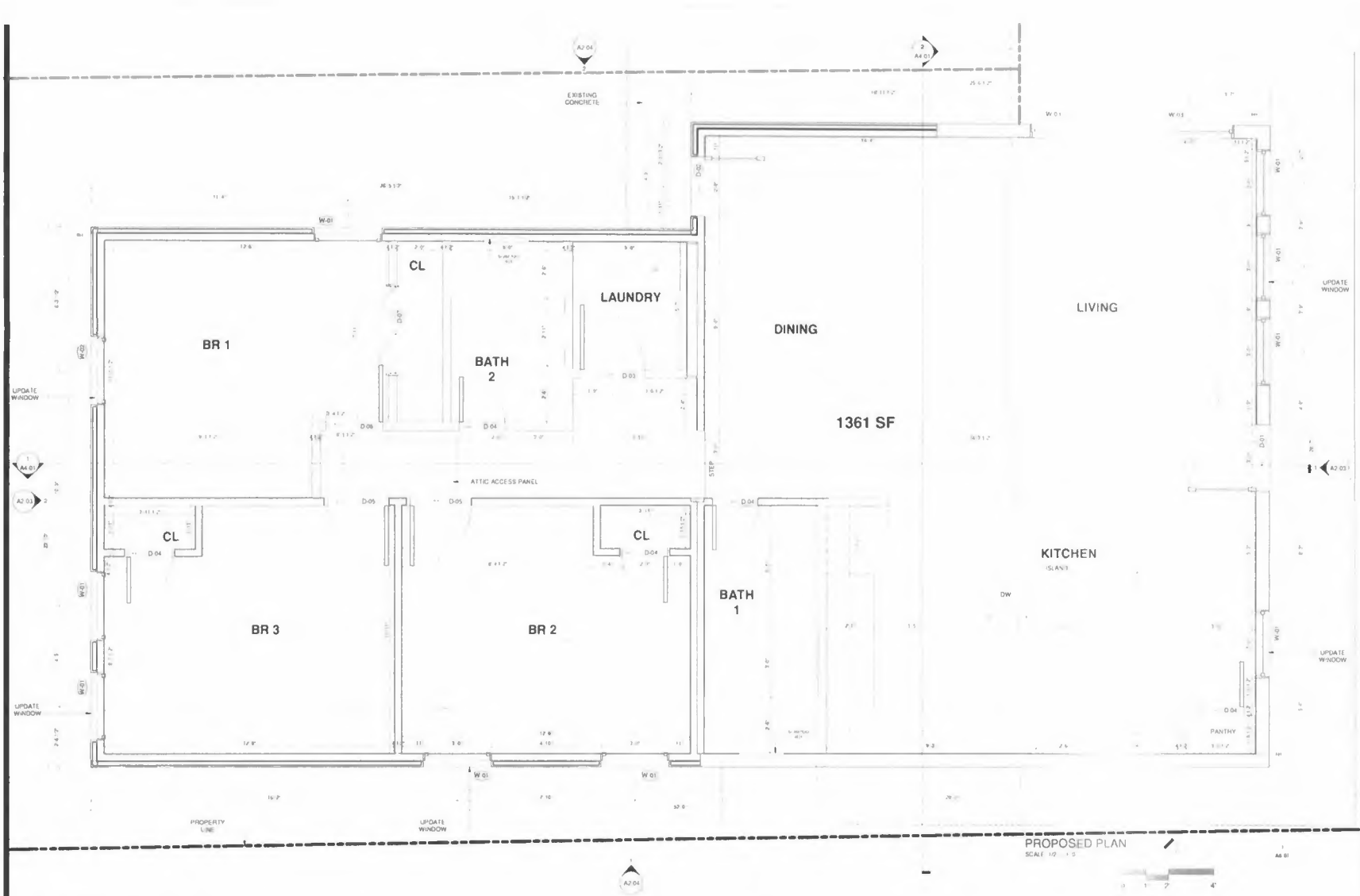
PROJECT NO. 322011

PROPOSED PLAN

CONSTRUCTION PERMIT
SET

02/21/2024

A2-01



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

BUILDING PLAN NOTES

- GENERAL CONTRACTOR TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF THE EXISTING STRUCTURE.
- NOTHING IN THIS DOCUMENT RELIEVES THE CONTRACTOR FROM PERFORMING ITS OWN DUE DILIGENCE OF THE EXISTING STRUCTURE.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, HVAC AND WINDOW AND DOOR OPENINGS.
- DIMENSIONS ARE TO FINISH WALLS.
- ATTIC ACCESS PANEL TO PROVIDE AN INTERIOR OPENING NOT LESS THAN 30" X 30" W/ CLEAR HEIGHT OF 30" COORDINATE LOCATION WITH OWNERS.
- FOR WALL INTERIOR LOAD BEARING WALLS REFER TO STRUCTURAL.
- FOR WALL EXTERIOR LOAD BEARING WALLS REFER TO STRUCTURAL.
- INTERIOR WALL FRAMING TO BE 2 X 4 WOOD U.S.D.
- EACH SLEEPING ROOM SHALL HAVE AN EGRESS WINDOW W/ CLEAR OPENING OF 5.7 SQUARE FEET.
- ALL INTERIOR CYPRESS WALL BOARD TO BE 1/2" AND MOISTURE RESISTANT IN WET AREAS.
- ALL PENCIL MARKS THROUGH DRAFT STOP IN ATTIC TO BE SEALED.
- EVERY HABITABLE ROOM MUST HAVE A SMOKE DETECTOR WITH INTEGRATED MONOXIDE DETECTION.
- IN SPOUT ELEVATIONS 9'-0" FRESH FLOOR.
- CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CODES.
- FOR DOORS AND WINDOWS REFER TO DOOR AND WINDOW SCHEDULE.
- FLOORS: SELECTION BY OWNER.
- CONTRACTOR TO COORDINATE FIXTURE AND APPLIANCE POWER LOCATION AND INSTALLATION WITH BUILT IN CONDITIONS AND SPECIAL REQUIREMENTS SUCH AS POWER/WATER, ETC. CONTRACTOR TO VERIFY SUCH INSTALLATIONS MEET CODE AND ANY REQUIRED INSPECTIONS.
- CONTRACTOR TO COORDINATE INSTALLATION OF NEW A/C UNIT AND ITS COMPONENTS.
- CONTRACTOR TO OBTAIN FULL APPROVAL OF SHOWER GLASS BEFORE INSTALLATION.
- ALL ELECTRICAL OUTLETS IN WET AREAS AND EXTERIOR TO BE GFCI TYPE.
- FLOORS: SELECTION BY OWNER.
- SLEEPING ROOM FUTURE SELECTIONS BY OWNER.
- CONTRACTOR TO COORDINATE FIXTURE AND APPLIANCE POWER LOCATION AND INSTALLATION WITH BUILT IN CONDITIONS AND SPECIAL REQUIREMENTS SUCH AS POWER/WATER, ETC. CONTRACTOR TO VERIFY SUCH INSTALLATIONS MEET CODE AND ANY REQUIRED INSPECTIONS.
- CONTRACTOR TO COORDINATE INSTALLATION OF NEW A/C UNIT AND ITS COMPONENTS.
- CONTRACTOR TO OBTAIN FULL APPROVAL OF SHOWER GLASS BEFORE INSTALLATION.

HOSE BIB

Copyright 2024, STUDIO MAS ARCHITECTS PLLC

STUDIO MAS+ ARCHITECTS

ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214 568 4684

CLIENT
JORDAN DSILVA
WEB CITY
PROPERTIES

PROJECT NAME:
WINDFALL RESIDENCE

PROJECT ADDRESS:
PORTION OF LOT 5, BLOCK
48788, CHESTER DAVIS
ADDITION CITY OF DALLAS,
DALLAS COUNTY, TEXAS
12908 WINDFALL CIRCLE

STRUCTURAL ENGINEER:
Falkotske Engineering, Inc
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300



Santos Catalan
DATE: 02/21/2024

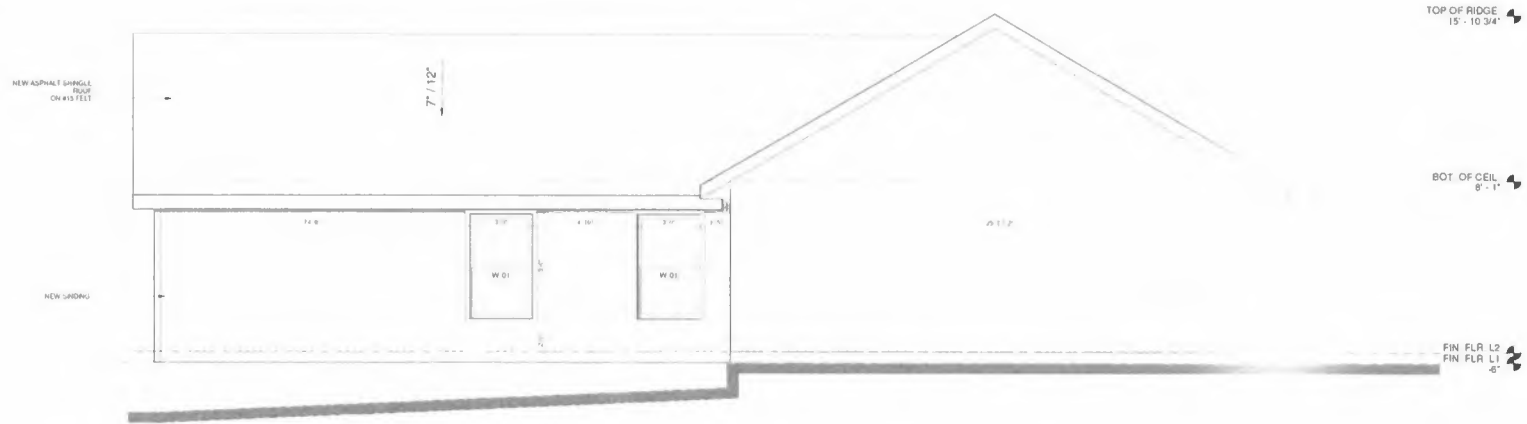
PROJECT NO. 222011

NEW ELEVATIONS 2

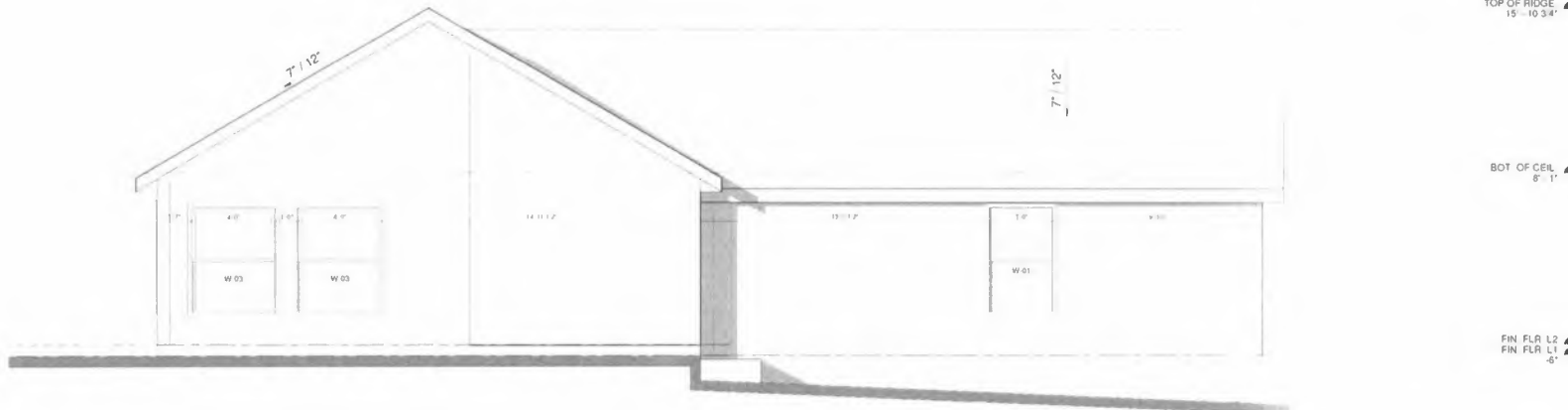
CONSTRUCTION PERMIT
SET

02/21/2024

A2-04



NEW ELEVATION SOUTH



NEW ELEVATION NORTH



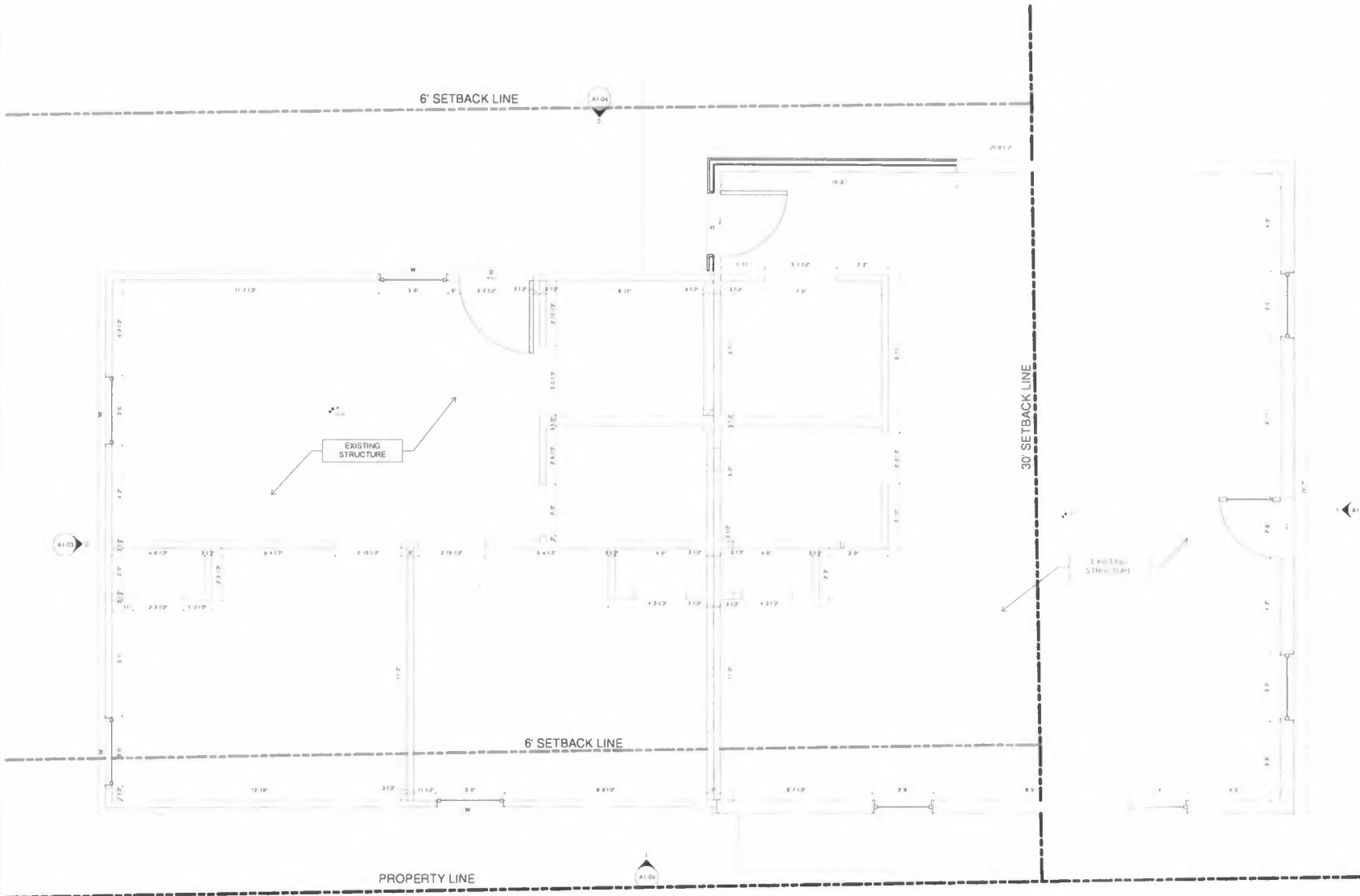
BUILDING PLAN NOTES

1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF THE EXISTING STRUCTURE.
2. NOTHING IN THIS DOCUMENTS RELIEVES THE CONTRACTOR FROM PERFORMING ITS OWN DUE DILIGENCE OF THE EXISTING STRUCTURE.
3. ALL DIMENSIONS ARE TO BE FIELD VERIFIED INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, HVAC, AND WINDOW AND DOOR OPENINGS.
4. DIMENSIONS ARE TO FINISH WALLS.
5. ALL TIC ACCESS PANELS TO PROVIDE AN INTERIOR OPENING NOT LESS THAN 20" X 30" W/ CLEAR HEIGHT OF 30". COORDINATE LOCATION WITH OWNER.
6. FOR WALL EXTERIOR LOAD BEARING WALLS REFER TO STRUCTURAL.
7. FOR WALL EXTERIOR LOAD BEARING WALLS REFER TO STRUCTURAL.

8. INTERIOR WALL FRAMING TO BE 2 X 4 WOOD U.S.D.
9. EACH SLEEPING ROOM SHALL HAVE AN EGRESS WINDOW IN CLEAR OPENING OF 5.7 SQUARE FEET.
10. ALL INTERIOR GYPSUM WALL BOARD TO BE 1/2" AND MOISTURE RESISTANT IN WET AREAS.
11. ALL PENETRATIONS THROUGH DRY TYPED ROOF IN ATTIC TO BE SEALED.
12. EXTERIOR FINISHABLE ROOMS MUST HAVE A SMOKE DETECTOR WITH INTEGRATED MONOXIDE DETECTION.
13. IN SPOIL ELEVATIONS 0" OF 7" FINISH FLOOR.
14. CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CODES.
15. FOR DOORS AND WINDOWS, REFER TO DOOR AND WINDOW SCHEDULE.
16. FLOORS: SELECTIONS BY OWNER.
17. CONTRACTOR TO COORDINATE FIXTURE AND APPLIANCE POWER LOCATION AND INSTALLATION WITH BUILT IN CONDITIONS AND SPECIAL REQUIREMENTS SUCH AS POWER/WATER, ETC. CONTRACTOR TO VERIFY SUCH INSTALLATIONS MEET CODE AND ANY REQUIRED INSPECTIONS.

18. ALL ELECTRICAL OUTLETS IN WET AREAS AND EXTERIOR TO BE GFI TYPE.
19. FLOORS: SELECTIONS BY OWNER.
20. RESTROOM FIXTURES: SELECTIONS BY OWNER.
21. CONTRACTOR TO COORDINATE FIXTURE AND APPLIANCE POWER LOCATION AND INSTALLATION WITH BUILT IN CONDITIONS AND SPECIAL REQUIREMENTS SUCH AS POWER/WATER, ETC. CONTRACTOR TO VERIFY SUCH INSTALLATIONS MEET CODE AND ANY REQUIRED INSPECTIONS.
22. CONTRACTOR TO COORDINATE INSTALLATION OF IN-WALL UNIT AND ITS COMPONENTS.
23. CONTRACTOR TO GET FULL APPROVAL OF 5-SHOWER GLASS BEFORE INSTALLATION.

HB HOSE BIB



EXISTING PLAN
SCALE: 1/8" = 1'-0"

STUDIO MAS+ ARCHITECTS

ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214 669 4684

CLIENT
JORDAN DSILVA
WEB CITY
PROPERTIES

PROJECT NAME:
WINDFALL RESIDENCE

PROJECT ADDRESS:
PORTION OF LOT 5, BLOCK
46788, CHESTER DAVIS
ADDITION CITY OF DALLAS,
DALLAS COUNTY, TEXAS
12908 WINDFALL CIRCLE

STRUCTURAL ENGINEER:
Falkolske Engineering, Inc
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-6300



DATE: 02/21/2024

PROJECT #11 322011

EXISTING PLAN

CONSTRUCTION PERMIT
SET

02/21/2024

A1-01