



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 231 **RECEIVED**
 Date: **OCT 17 REC'D**
 FOR OFFICE USE ONLY
 BY: _____

Data Relative to Subject Property: Code compliance
 Location address: 726 W Greenbriar Zoning District: R-7.5
 Lot No.: B Block No.: 4789 Acreage: .216 Census Tract: _____
 Street Frontage (in Feet): 1) 126 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:
 Owner of Property (per Warranty Deed): Charlotte and Russell Youngquist
 Applicant: Charlotte Youngquist Telephone: _____
 Mailing Address: 726 W Greenbriar, Dallas, TX Zip Code: 75208
 E-mail Address: youngquist.c@yahoo.com
 Represented by: self Telephone: 210 268-5535
 Mailing Address: same Zip Code: _____
 E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of 8 feet to Front Yard for setback of 17 feet and 2.5 feet to side yard for setback of 2.5 feet. Special Exception for Carport in front and side yards.

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:
Lot is of a shape that does not allow it to be developed the same as a regular size lot and carport location allows for no disturbance of mature tree.

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 Charlotte Youngquist
 (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: C Youngquist
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 14th day of September, 2024

Kevin Bolton
 Notary Public in and for Dallas County, Texas





CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-141

I, Russell Youngquist, Owner of the subject property
(Owner or "Grantce" of property as it appears on the Warranty Deed)

at: 726 W Greenviair
(Address of property as stated on application)

Authorize: Charlotte Youngquist
(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: Front Yard variance of 8 feet and side yard of 2.5 feet
Special Exception for Carport in front and side yard.

Russell Youngquist
Print name of property owner or registered agent

Russell Youngquist
Signature of property owner or registered agent

agent Date 9-14-24

Before me, the undersigned, on this day personally appeared

Russell Jay Youngquist

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 14th day of

September, 2024



Kevin Bolton
Notary Public for Dallas County,
Texas

Commission expires on
June 11, 2028



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(Owner or "Grantee" of property as it appears on the Warranty Deed)

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Special Exception for Carport in front and side yard

Russell Youngquist
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

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[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
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**CD
13**
CD 13
(Subarea 3)

R-7.5(A)

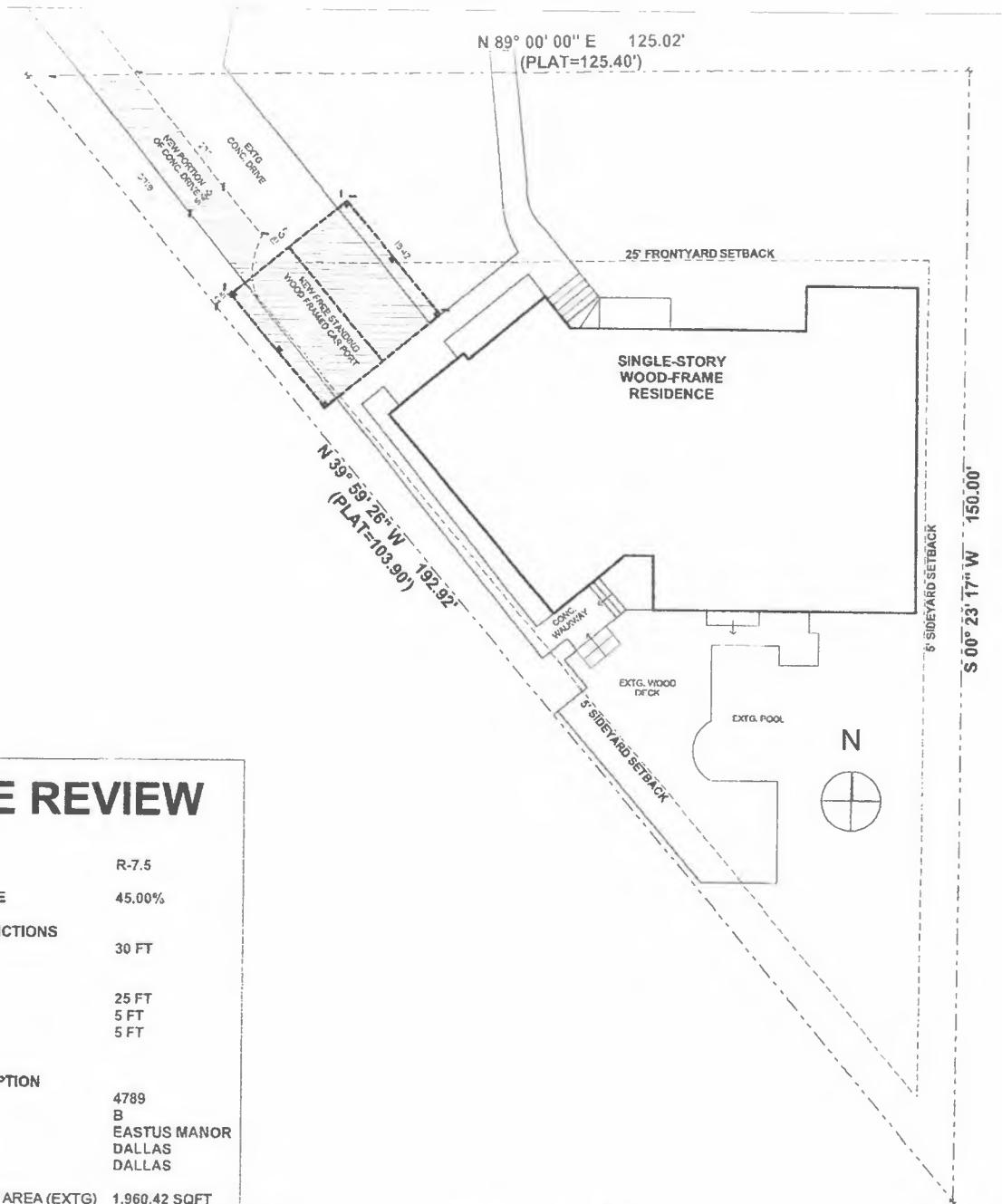


1:2,400

	City Limits		Shoofront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD 193 Oak Lawn		Historic Overlay
FLOOD_ZONE					CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mills Creek		Deed Restrictions		PDG Subdistricts
	Peak's Branch		SULP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Banking Management Overlay		DP		

Case ID:
Printed: 9/25/2024

WEST GREENBRIAR LN.



CODE REVIEW

ZONING	R-7.5
LOT COVERAGE	45.00%
HEIGHT RESTRICTIONS	
MAX HEIGHT	30 FT
SETBACKS	
FRONT	25 FT
REAR	5 FT
SIDES	5 FT
SPECIAL	
LEGAL DESCRIPTION	
BLOCK	4789
LOT	B
SUBDIVISION	EASTUS MANOR
CITY	DALLAS
COUNTY	DALLAS
COVERED SLAB AREA (EXTG)	1,960.42 SQFT
COVERED SLAB AREA (PROP)	2,291.81 SQFT
LOT AREA	9,336.26 SQFT
COVERAGE (PROP)	25%

02

SITE PLAN - NEW

SCALE: 1" = 10'

03