



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA BDA234-142 **RECEIVED**
 Date: OCT 18 2024

Data Relative to Subject Property: _____ Date: _____
 Location address: 1535 Annex Way Dallas TX Zoning District: MU 2
 Lot No.: _____ Block No.: _____ Acreage: _____ Census Tract: _____
 Street Frontage (in Feet): 1) 187.37 2) 51.68 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Lisa Wehrly, on behalf of Hollyvale Rental Holdings, LLC
 Applicant: Sateesh Reddy Nagilla Telephone: (214) 399 - 7742
 Mailing Address: 5989 Louis Ln, Frisco TX Zip Code: 75035
 E-mail Address: Sateesh.Nagilla@gmail.com
 Represented by: Sateesh Reddy Nagilla Telephone: (214) 399 - 7742
 Mailing Address: 5989 Louis Ln, Frisco TX Zip Code: 75035
 E-mail Address: Sateesh.Nagilla@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of 1. Variance to off-street parking.
2. Variance to the front yard setback: from 15 feet to 12 feet to accommodate a decent-sized bedroom on the third floor.
3. Variance to the rear yard setback: from 10 feet to 3.5 feet to accommodate the 2 car garage.

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:
To develop, build and construct a building to provide the living space in the heart of the city and generate the property tax revenue for the city of Dalla.

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.

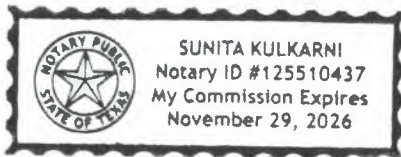
Affidavit

Before me the undersigned on this day personally appeared Sateesh Nagilla
 (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 18th day of October, 2024

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



1



CITY OF DALLAS

Development Services Board of Adjustment Referral Form:

Applicant/Representative: SATEESH NAGILLA

Owner (if applicable): _____

Property address: 1535 Archer Ave

Lot: _____ City Block: 21648 Zoning: MF2

Request (check all that apply):

- | | |
|---|---|
| <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 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 | |

Referrer

- Physical properties of the land prohibit commensurate development with properties of the same zoning
- The land (not the improvements) has restrictive size, shape, or slope.

"A variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor may a variance be granted to permit any reason privilege in developing a parcel of land permitted by the zoning ordinance to other parcels of the land in districts with the same classification."

want smaller front yard set back due to 28 ft easement

SEC. 51A-3.102

Referred by: Anthony Cisneros Date: 9-4-24
Printed name

Application forms can be obtained at
http://www.dallascityhall.com/development_services/current_planning.html

or

320 E. Jefferson Blvd, Rm 118 Dallas TX 75203



Appeal number: BDA 234-142

I, Lisa Wehrly, on behalf of Hollyvale Rental Holdings, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

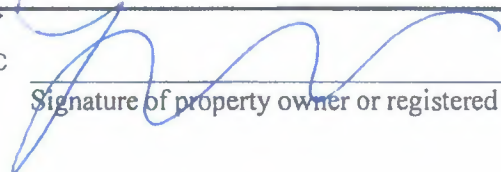
at: 1535 Annex Ave Dallas TX
(Address of property as stated on application)

Authorize: Sateesh Reddy Nagilla
(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: Dedications and set backs relaxation

<u>Lisa Wehrly, on behalf of Hollyvale Rental Holdings, LLC</u>	
Print name of property owner or registered agent	Signature of property owner or registered agent
agent Date _____	

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 _____ day of _____

Notary Public for Dallas County,
Texas

Commission expires on _____

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

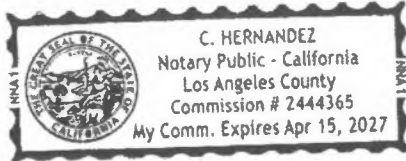
State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on 12th day of September 2024,

by Lisa Wehry

proved to me on the basis of satisfactory evidence to be the person(s) who appeared.



(Seal)

Signature _____

A handwritten signature in black ink, appearing to be 'C. Hernandez', written over a horizontal line.



AFFIDAVIT

Appeal number: BDA 234-142

I, Lisa Wehrly, on behalf of Hollyvale Rental Holdings, LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1535 Annex Ave, Dallas TX
(Address of property as stated on application)

Authorize: Sateesh Reddy Nagilla
(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: Dedications and set backs relaxation

Lisa Wehrly, on behalf of Hollyvale Rental Holdings, LLC
 Print name of property owner or registered agent [Signature]
 Signature of property owner or registered agent
 agent Date _____

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 _____ day of _____

Commission expires on _____

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

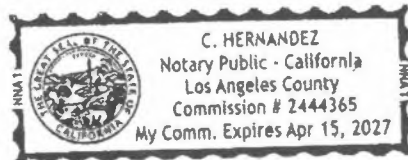
State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on 12th day of September 2024,

by Lisa Wehrly

proved to me on the basis of satisfactory evidence to be the person(s) who appeared.



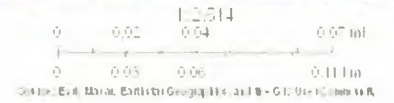
(Seal)

Signature C. Hernandez

ArcGIS Web Map

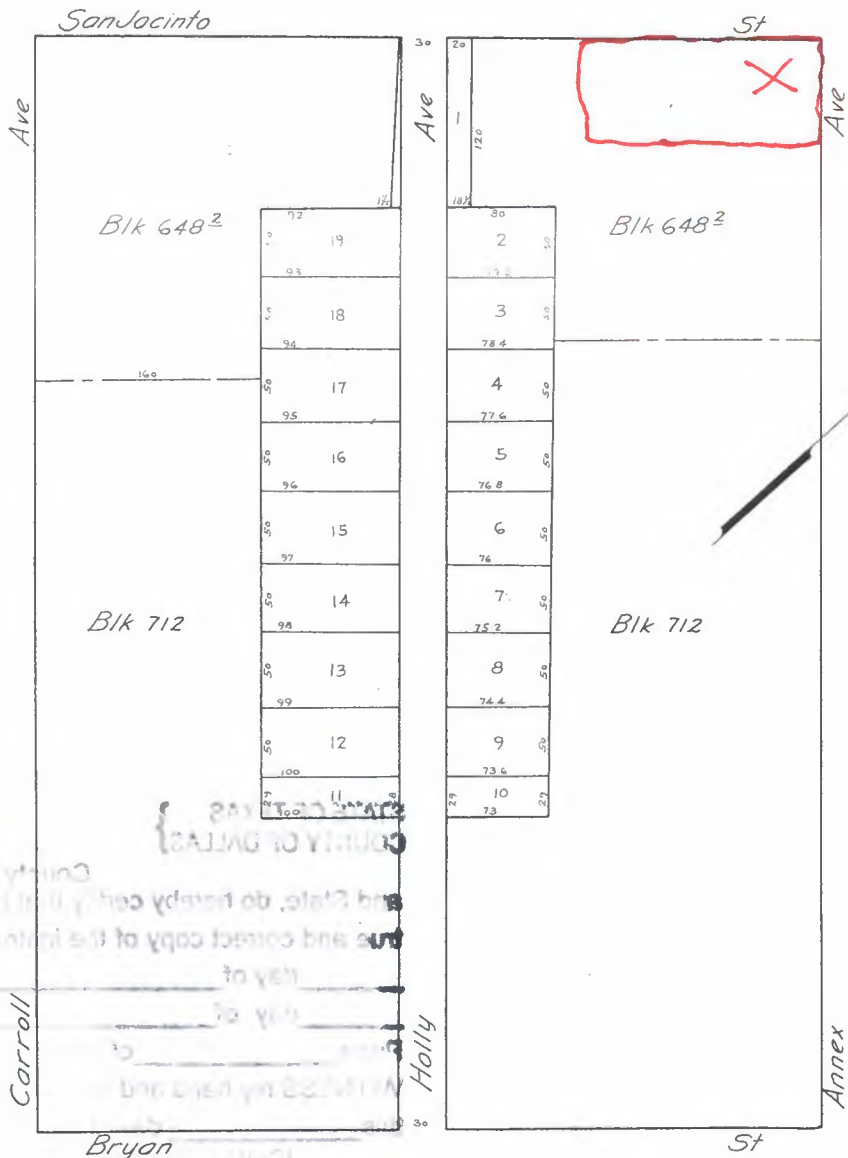


9/12/2024 11:26:13 PM



A.F. KIRKPATRICK'S SUBDIVISION

OF PART OF BLOCKS 648-2 and 712.



I, A. F. Kirkpatrick, adopt the above Plat, as a true and correct copy of the A.F. Kirkpatrick subdivision of parts of Blocks 648-2 and 712 and I do hereby dedicate the streets as shown on said plat, for the public use forever.

Dallas, Dallas County, Texas, Sept 1st, 1911.

A.F. Kirkpatrick

27675

THE STATE OF TEXAS }
COUNTY OF DALLAS }

subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Before me, Z.J. Anderson, a Notary Public in and for said County, on this day personally appeared A.F. Kirkpatrick, known to me to be the person whose name is

Given under my hand and seal of office this 8th day of Sept., A.D. 1911.

Z.J. Anderson, Notary Public, Dallas County, Texas.

(L.S.)

Filed for Record Sept 8th, 1911, at 1:50 o'clock P.M. J. E. Record, County Clerk, Dallas County, Texas, by Sam Barnett, Deputy Recorded Sept. 15th, 1911, J. E. Record County Clerk, Dallas County, Texas, By T. B. Kendall, Deputy.



PARKING ANALYSIS

BEDROOM	PARKING QUANTITY FOR EACH UNIT	UNIT QUANTITY	TOTAL PARKING QUANTITY	REMARKS
Two Bedroom Unit	2	7	14	
Guest Parking		1	1	7 units x 0.25 = 1.75 (1) Guest Parking and (4) Class I Bicycle Parking
			15	

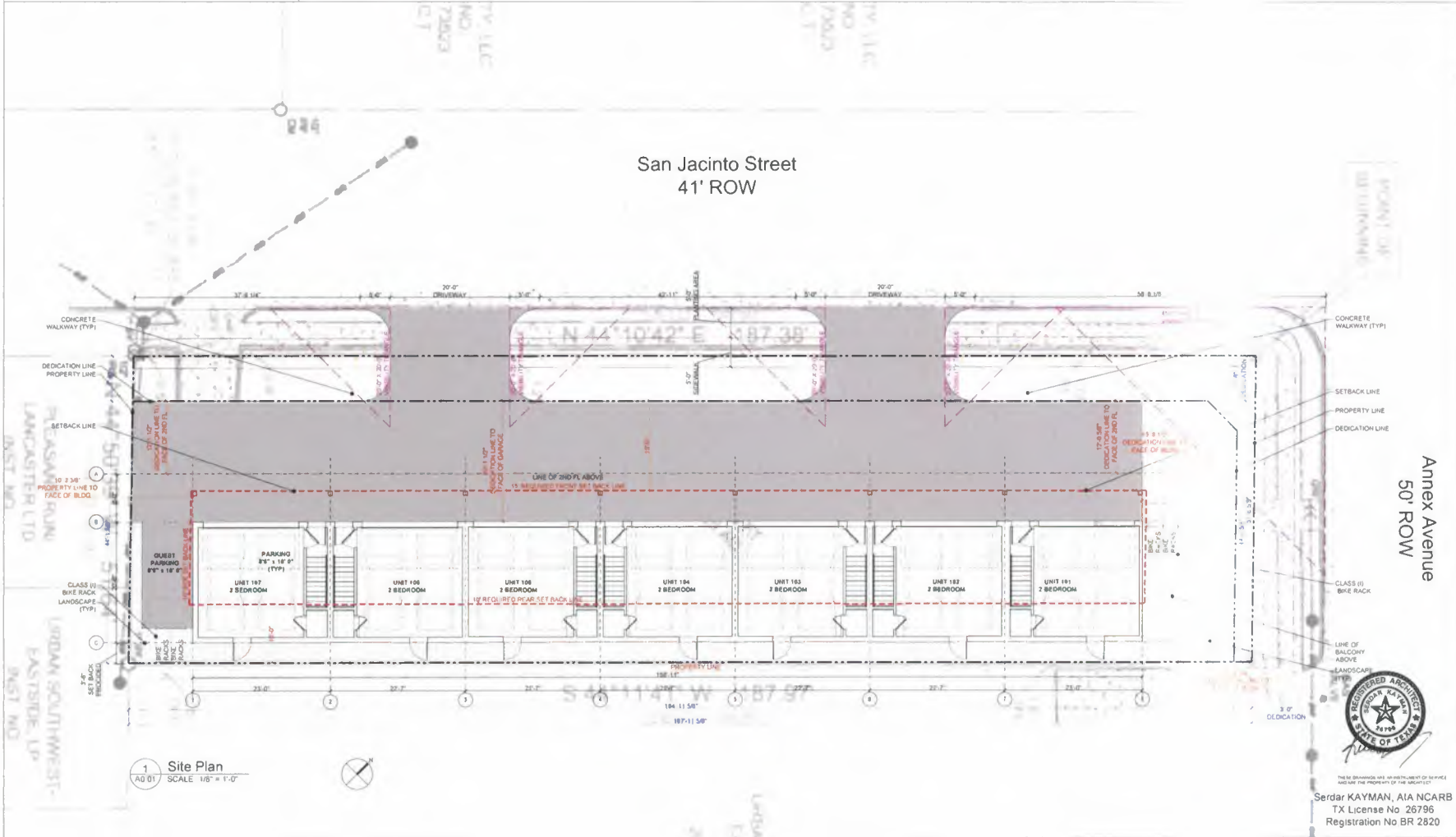
ZONING NOTES

Zoning District MF-2 (A)
Multi Family

Min Lot Area	Required 1,000 sf	Proposed 9,737 sf (without dedication)
Max Lot Coverage	60%	41.6% (4,052 sf x 100/9,737 sf)
Max Building Height	36'-0"	36'-0"

Min Front Yard Depth (San Jacinto St)	15'-0"	12'-0"
Min Front Yard Depth (Annex Ave)	15'-0"	15'-0"
Min Side Yard Depth	10'-0"	10'-0"
Min Rear Yard Depth	10'-0"	3'-6"

Unit Density
Two bedroom 1,200 sf required
9,737 sf lot (without dedication) / 1,200 = 8.1 two bedroom units permitted



SK2
ARCHITECTS
2160 N Central Rd
Suite 210
Fort Lee, NJ 07024
info@sk2architects.com
917 690 0273

KEY PLAN

REVISION

No Data Description

PROJECT NAME
Annex Townhomes
1535 Annex Ave
Dallas, TX 75204
Lot 1 Block 2/648

PROJECT NUMBER
24670

Preliminary Site Plan

DRAWING TITLE

Site Plan

DRAWN BY SK

CHECKED BY

DATE 09 18 2024

SCALE AS NOTED

SHEET



Serdar KAYMAN, AIA NCARB
TX License No 26796
Registration No BR 2820

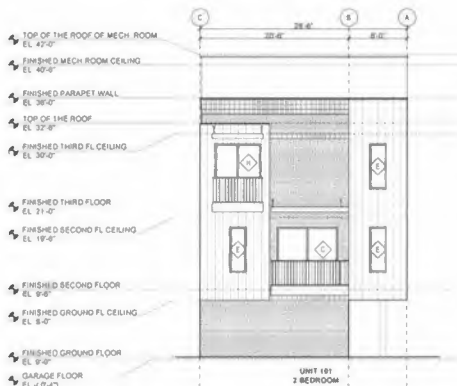
A0.01



1 Preliminary Typ Floor Plans
 A0 02 SCALE 1/8" = 1'-0"



2 North West Elevation (San Jacinto)
 A0 02 SCALE 1/8" = 1'-0"



3 North East Elevation (Annex Ave.)
 A0 02 SCALE 1/8" = 1'-0"

SK2
 ARCHITECTS
 2160 N Central Rd
 Suite 210
 Fort Lee, NJ 07024
 info@sk2architects.com
 917 690 0273

KEY PLAN

REVISION

No Date Description

PROJECT NAME
 Annex Townhomes
 1535 Annex Ave
 Dallas, TX 75204
 Lot 1 Block 2/648

PROJECT NUMBER
 24670

Preliminary
 Site Plan

DRAWING TITLE

Preliminary Floor Plans
 and Elevations

DRAWN BY SK

CHECKED BY

DATE 09 18 2024

SCALE AS NOTED

SHEET



THIS SEAL GUARANTEES THAT THE DESIGNER IS AN ARCHITECT AS PROVIDED BY THE PROFESSIONAL ACT OF ARCHITECTURE AND THE PROVISIONS OF THE REGULATION.
 Sedar KAYMAN, AIA NCARB
 TX License No. 26796
 Registration No. BR 2820

A0.02