



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-153

RECEIVED

Date:

FOR OFFICE USE ONLY OCT 25 REC'D

Data Relative to Subject Property:

Location address: 584 Carlton Garrett St, Dallas TX Zoning District: PD 595 (R-S(A))

Lot No.: 8 Block No.: 17/2559 1/2 Acreage: 0.1158 Census Tract: _____

Street Frontage (in Feet): 1) 100' 2) 50' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ricardo Alonso - Confia Homes LLC

Applicant: Ricardo Alonso Telephone: 469-881-2416

Mailing Address: 2435 N Central Expressway, Richardson TX Zip Code: 75080

E-mail Address: marisol.ortiz@confiahomes.com

Represented by: Marisol Ortiz Telephone: 469-881-2416

Mailing Address: 2435 N Central Expressway, Richardson TX Zip Code: 75080

E-mail Address: marisol.ortiz@confiahomes.com

Affirm that an appeal has been made for a Variance or Special Exception of requesting 15 ft variance to reduce the 20 ft setback to 5 ft

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 be able to fit the house

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.

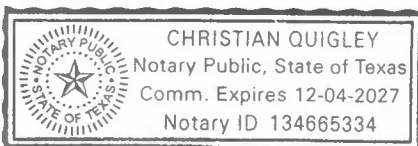
Affidavit

Before me the undersigned on this day personally appeared RICARDO ALONSO CARRILLO
(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: R. Alonso
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 4 day of October, 2024



Christian Quigley
Notary Public in and for Dallas County, Texas



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-153

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

at: 5814 Carlton Garrett St, Dallas TX 75215
(Address of property as stated on application)

Authorize: Ricardo Alonso
(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: Requesting a 15 ft variance to reduce the 20ft setback to 5ft

RICARDO ALONSO CARRELL
Print name of property owner or registered agent

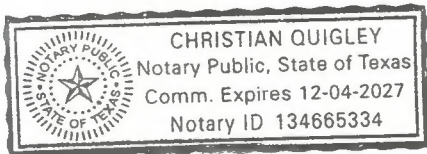
R. Alonso
Signature of property owner or registered agent

agent Date 10/04/2024

Before me, the undersigned, on this day personally appeared
RICARDO ALONSO CARRELL

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 4th day of
October, 2024



Commission expires on 12-4-2027
Christian Quigley



AFFIDAVIT

Appeal number: BDA 234-153

I, Conita Homes, Owner of the subject property
(Owner or "Grantor" of property as it appears on the Warranty Deed)

at: 5814 Carlton Barrett St, Dallas TX 75215
(Address of property as stated on application)

Authorize: Ricardo Alonso
(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: requesting a 15 foot variance to reduce the 20ft setback to 5ft

Ricardo Alonso Carrillo
Print name of property owner or registered agent

R. Alonso
Signature of property owner or registered agent

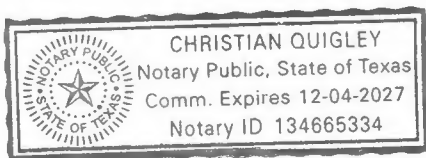
agent Date 10/04/2024

Before me, the undersigned, on this day personally appeared
Ricardo Alonso Carrillo

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 4th day of

October, 2024



Commission expires on 12-4-2027
Christian Quigley

LINCOLN MANOR No 2



THE STATE OF TEXAS |
 COUNTY OF DALLAS |

KNOW ALL MEN BY THESE PRESENTS:-

That I, R. C. Ayres, Trustee of the City and County of Dallas, State of Texas, do hereby designate, as "Lincoln Manor" No. 2 the area on the plat of "Lincoln Manor" No. 2, an addition to the City of Dallas, Texas, a plat of which is recorded in Volume .. Page.. of the Map Records of Dallas County, Texas, and I do hereby dedicate the streets and alleys shown on said plat within the said boundary lines of said plat to the use of the public forever.

October, 1913.

Witness my hand this the 4th day of

R. C. Ayres, Trustee.

THE STATE OF TEXAS |
 COUNTY OF DALLAS |

Before me, Milton Park, a Notary Public in and for said County and State on this day personally appeared R. C. Ayres, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 4th day of October, 1913.

Milton Park,

(LS)

Notary Public, Dallas County, Texas.

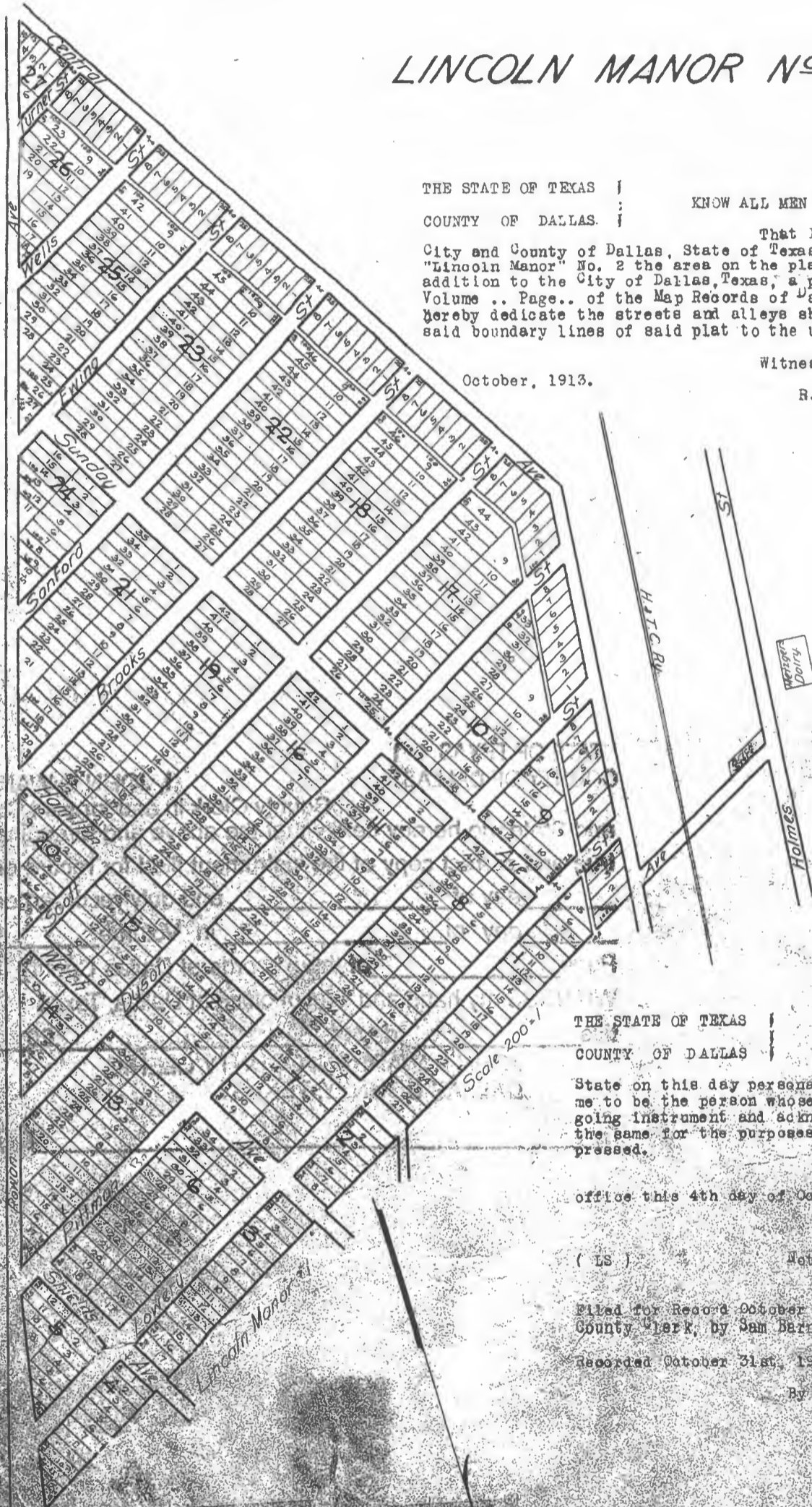
Filed for Record October 4th, 1913, at 5 P.M. J. E. Record County Clerk, by Sam Barnett, Deputy.

Recorded October 31st, 1913, J. E. Record, County Clerk

By S. S. Fitzhugh, Deputy.



LINCOLN MANOR No 2



THE STATE OF TEXAS ;
 COUNTY OF DALLAS ;

KNOW ALL MEN BY THESE PRESENTS:-

That I, R. C. Ayres, Trustee of the City and County of Dallas, State of Texas, do hereby designate as "Lincoln Manor" No. 2 the area on the plat of "Lincoln Manor" No. 2, an addition to the City of Dallas, Texas, a plat of which is recorded in Volume .. Page.. of the Map Records of Dallas County, Texas, and I do hereby dedicate the streets and alleys shown on said plat within the said boundary lines of said plat to the use of the public forever.

October, 1913.

Witness my hand this the 4th day of
 R. C. Ayres, Trustee.

THE STATE OF TEXAS ;
 COUNTY OF DALLAS ;

Before me, Milton Park, a Notary Public in and for said County and State on this day personally appeared R. C. Ayres, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

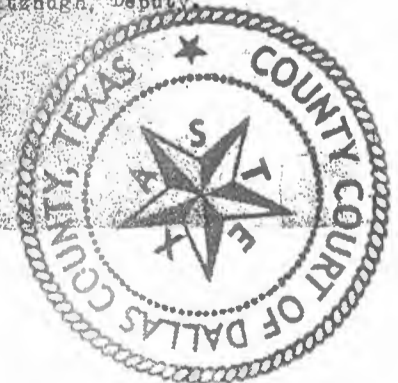
Given under my hand and seal of office this 4th day of October, 1913.

Milton Park,

(LS) Notary Public, Dallas County, Texas.

Filed for Record October 4th, 1913, at 5 P.M. J. E. Record County Clerk, by Sam Barnett, Deputy.

Recorded October 31st, 1913, J. E. Record, County Clerk
 By S. S. Fitzhugh, Deputy.



STATE OF TEXAS }
COUNTY OF DALLAS }

I, JOHN F. WARREN

County Clerk in and for said County

and State, do hereby certify that the above and foregoing is a true and correct copy of the instrument filed for record on the

4 day of OCT 1913 and duly recorded on the 31 day of OCT 1913 in Volume 1

Page 474 of the Records of Dallas County, Texas

WITNESS my hand and seal of office at Dallas, Texas

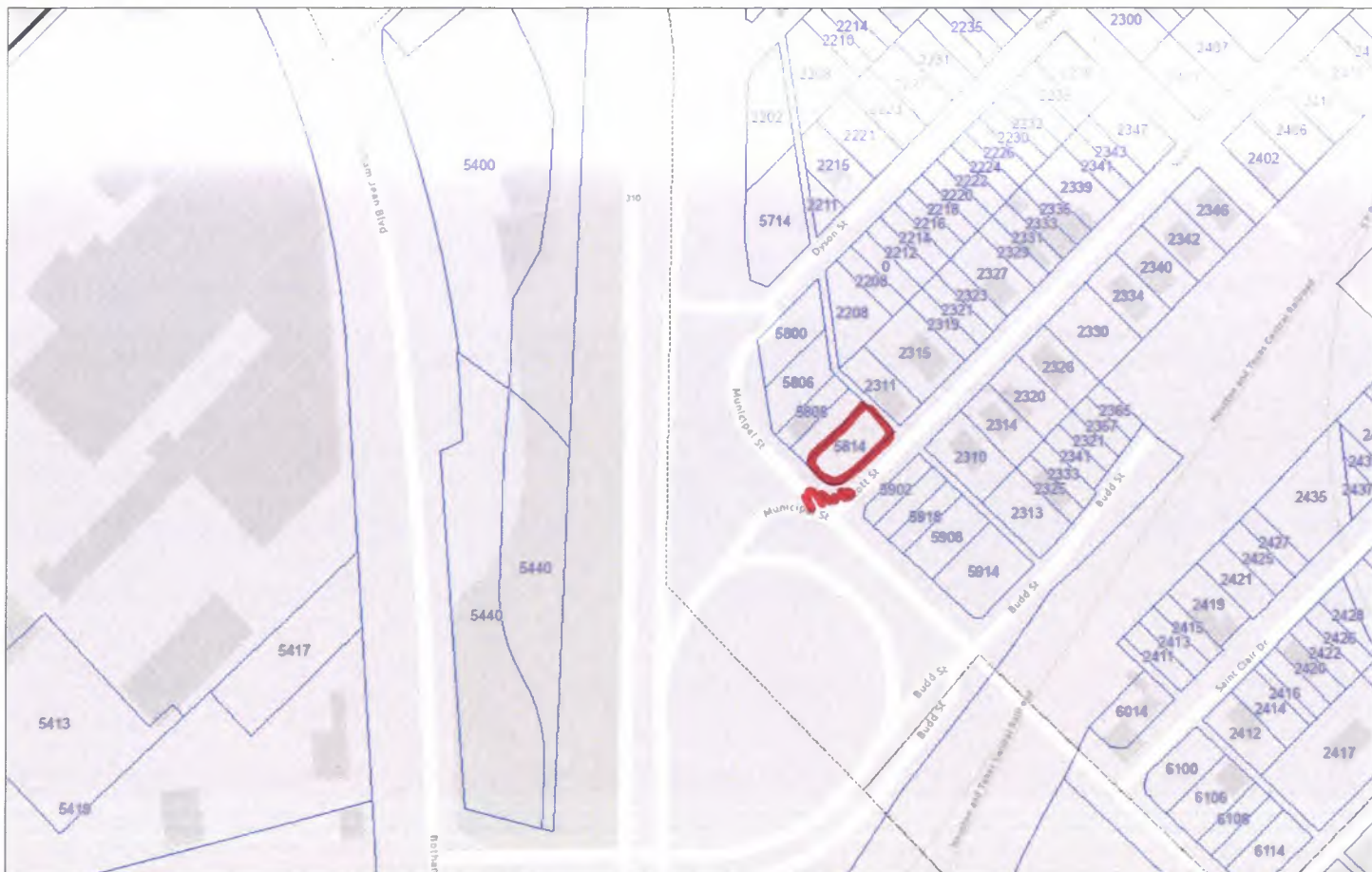
this 23 day of SEP, 2024.

JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS

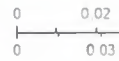
By [Signature] Deputy



ArcGIS Web Map



10/25/2024, 2:07:43 PM



Sources Esri
OpenStreetMap contributors

CITY OF DALLAS PLAT BOOKS

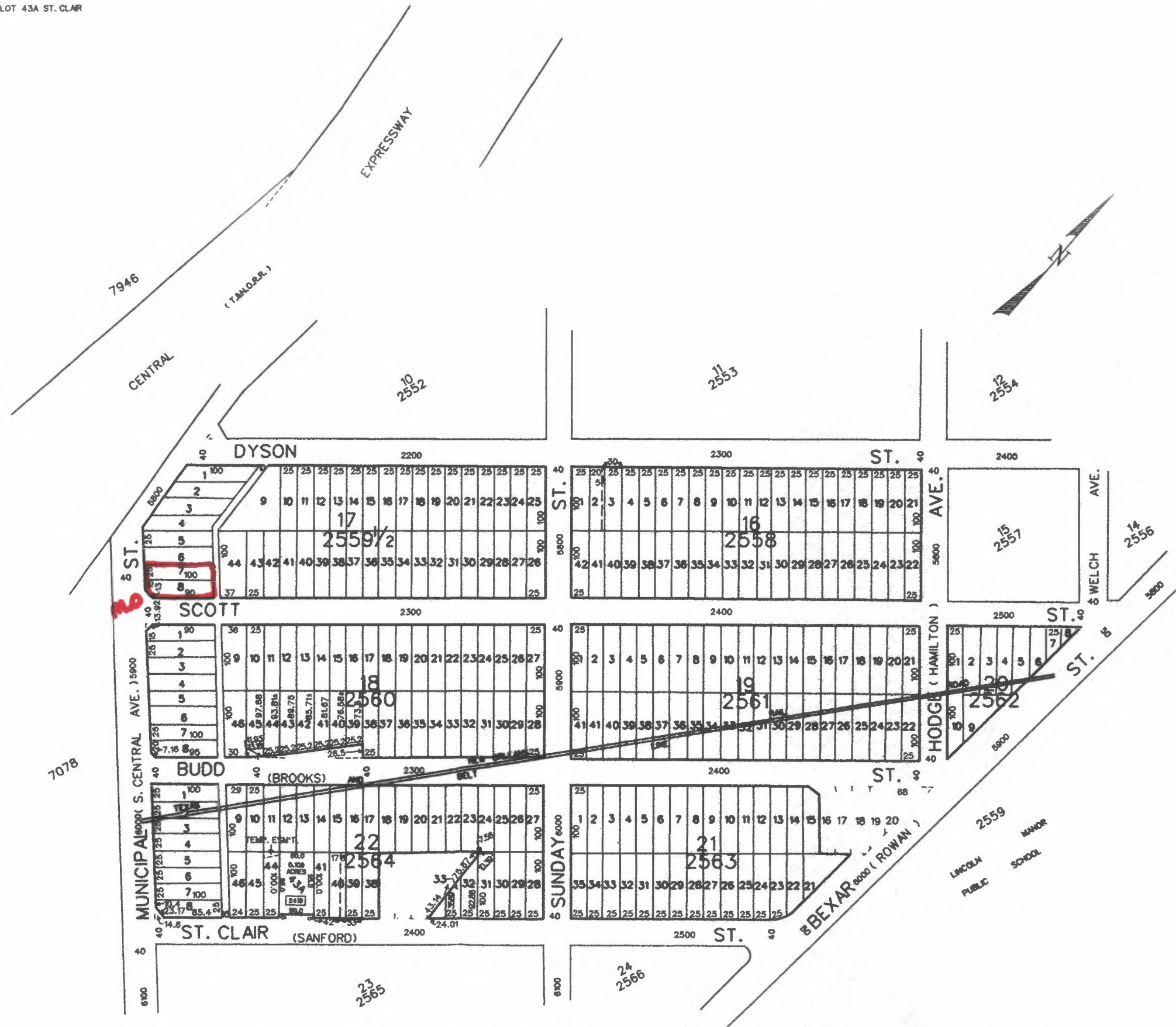
ANNEXED OCTOBER 28, 1929 ORD. NO. _____
SURVEY J. M. CROCKETT ABST. 353

ADDITION _____
SCALE 100 FT. EQUALS 1 INCH

BLOCKS 16 22
2558 - 2564
SCHOOL DISTRICT DALLAS

HMR 4-3-98

FILED-10-14-13
FILED: 3-7-97 BLK. 22/2564 LOT 43A ST. CLAIR



7078

6th ST.

MUNICIPAL (S. CENTRAL AVE.) 5900

6100

(TAMORA)

CENTRAL

DYSON

SCOTT

BUDD

ST. CLAIR (SANFORD)

(BROOKS)

(SANFORD)

EXPRESSWAY

10
2552

17
2559 1/2

18
2560

22
2564

23
2565

11
2553

16
2558

19
2561

21
2563

24
2566

12
2554

15
2557

20
2562

14
2556

2559
LINCOLN MANOR
PUBLIC SCHOOL





REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>Contra Homes</u>	OWNER: <u>Contra Homes</u>
ADDRESS: <u>5814 Carlton Court</u>	STATE: <u>TX</u> ZIP: <u>75215</u>
LOT: <u>8</u>	BLOCK: <u>17/2559 1/2</u> ZONING: <u>PD595(R-5(A))</u>

<input checked="" 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-4.401(b)(1)

Description: Setback on Scott required 20' due to continuity of blockface

Alternative resolutions discussed/offered:

Referred by: Arnell Lewis Contact: 214-948-4327 Date: 09/25/2024

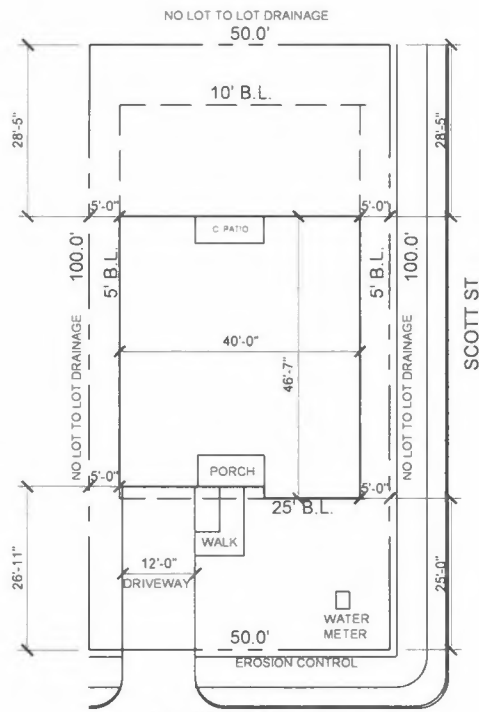
CONFIA HOMES

PLOT PLAN

SUBDIVISION	LINCOLN MANOR 2	BUYER	Spec.
LOT - 7&8	BLK - 17/2559		
ADDRESS	5814 CARLTON GARRETT ST		
DATE	09/17/24	DRAWN BY:	AW
PLAN NUMBER	DALIA-1392	725	SQ. FT. FLATWORK



NORTH
SCALE: 1"=20'



ALL DRAINAGE TO STREET
5814 CARLTON GARRETT ST

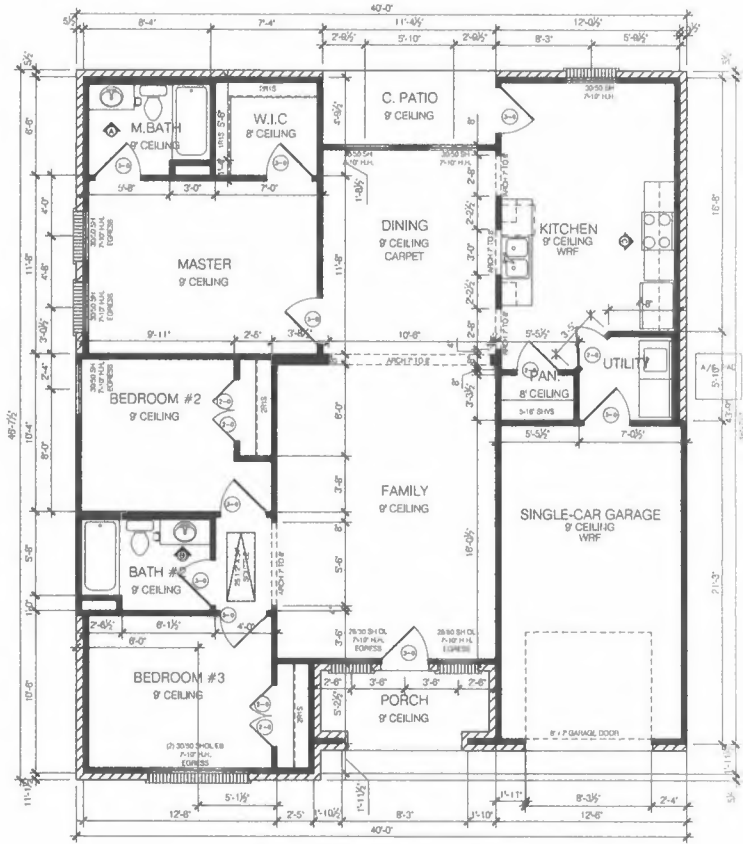
Type " B " Drainage

GENERAL NOTES FOR M.E.P. INFO:

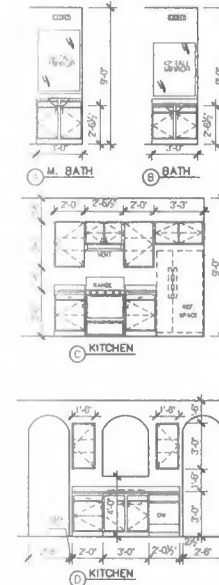
1. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK TO CONFORM TO LOCAL, STATE AND NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT AND APPLIANCES AS REQUIRED PER MANUFACTURERS RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL ACCENT AND RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.
6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.
7. LIGHT FIXTURES OVER VANITIES AT 6"-10" A.F.F. TO CENTER.
8. LIGHT FIXTURES AT POWDER ROOMS WITH 9'-0" CEILINGS TO BE 7'-4" A.F.F. TO CENTER.
9. EXTERIOR COACH LIGHT FOR GARAGE (IF APPLICABLE) TO BE 6'-8" ABOVE GARAGE FLOOR TO CENTER.
10. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
11. PATIO LIGHTS TO BE 6'-8" TO CENTER ABOVE PATIO FLOOR U.N.O.
12. FRONT PORCH WALL LIGHTS TO BE 6'-8" TO CENTER ABOVE PORCH FLOOR U.N.O.
13. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL). THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
14. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, PURCHASE, FIREPLACE, COOK TOPS AND RANGES.
15. ROUTE ALL FLUES AND VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO THE SIDE, NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
16. WATER PIPES FOR SHOWERHEADS TO BE STUBBED OUT AT 6'-6" A.F.F.
17. WHEN APPLICABLE, GAS LOG LIGHTER TO BE 18" TO SIDE OF FIREPLACE AND 18" OFF THE FLOOR WHENEVER POSSIBLE.
18. ALL DRYER VENTS TO BE 8" ABOVE FINISHED FLOOR TO THE CENTER OF VENT!
19. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/BATTERY BACKUP.
20. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT AND APPLIANCES AS REQUIRED PER MANUFACTURERS RECOMMENDATIONS.
21. TO THE CUSTOMER: THE EXACT LOCATION OF PLUGS, SWITCHES, THERMOSTATS, AND LIGHTS WILL VARY FROM HOUSE TO HOUSE BASED ON FRAMING MEMBER LOCATIONS AND FIELD ADJUSTMENTS.

SEE SCOPES OF WORK AND CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL INFORMATION

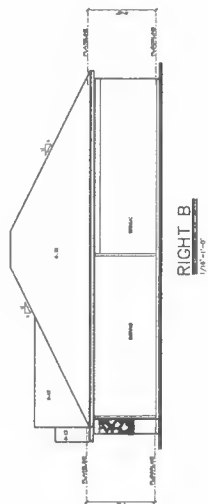
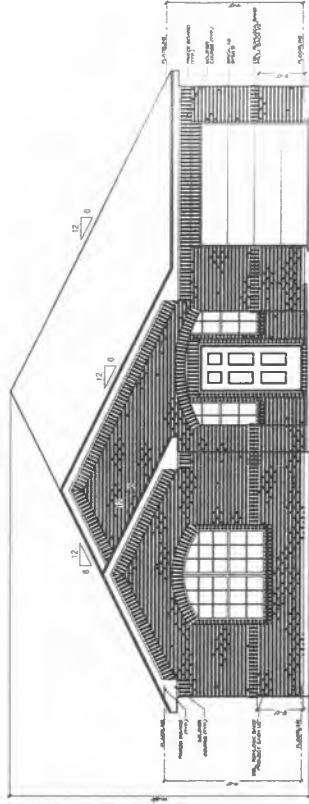
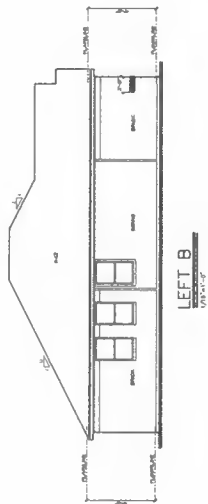
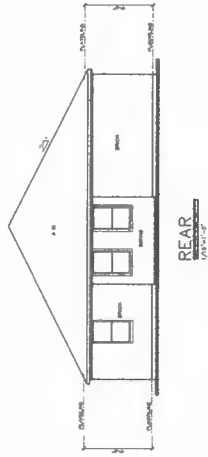
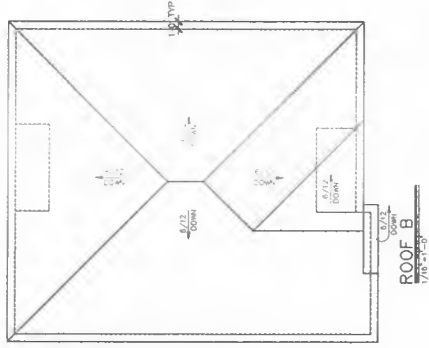
SQ. FT. CHART	
	FRAME
FIRST FLOOR	1382 SF
SECOND FLOOR	0 SF
TOTAL LIVING AREA	1382 SF
GARAGE	257 SF
FRONT PORCH	58 SF
COVERED PATIOS	31 SF
.	SF
.	SF
.	SF
TOTAL	1738 SF
SLAB IMPERVIOUS	1817 SF



1ST FLOOR
1/8"=1'-0"



OWNER:	CONFIA HOMES LLC
ARCHITECT:	CONFIA HOMES LLC
DATE:	10/1/2023
PROJECT:	CONFIA HOMES LLC
SCALE:	1/8" = 1'-0"
NO.:	A-3



FRONT B
1/8" = 1'-0"