



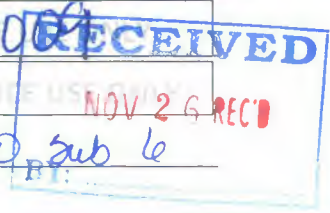
# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-009



Data Relative to Subject Property: BDA 234-071

Date:

Location address: <sup>607</sup> 619 West Davis St

Zoning District:

PD 830 sub 6

Lot No.: 234-067, Block No.: A/3438 Acreage: 0.343

Census Tract:

Street Frontage (in Feet): 1) 230' 2) 230' 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): TIN DIK ENTERPRISES, INC.

Applicant: Sudduha Sham

Telephone: 214 663-0767

Mailing Address: 619 West Davis St, DALLAS Zip Code: 75208

E-mail Address: Shagor33@hotmail.com

Represented by: Sudduha Sham

Telephone: 214-663-0767

Mailing Address: Shagor33@hotmail.com Zip Code: 75208

E-mail Address: Shagor33@hotmail.com

Affirm that an appeal has been made for a Variance  or Special Exception  of \_\_\_\_\_

variance of 4'7" to front yard along foraker.

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:

Privately was an alley, now consider as a street

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 \_\_\_\_\_

Sudduha Sham

(Affiant/Applicant's name printed)

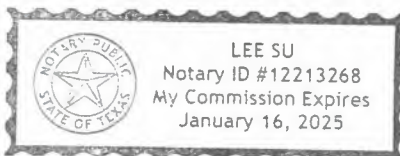
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: \_\_\_\_\_

(Affiant/Applicant's signature)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024

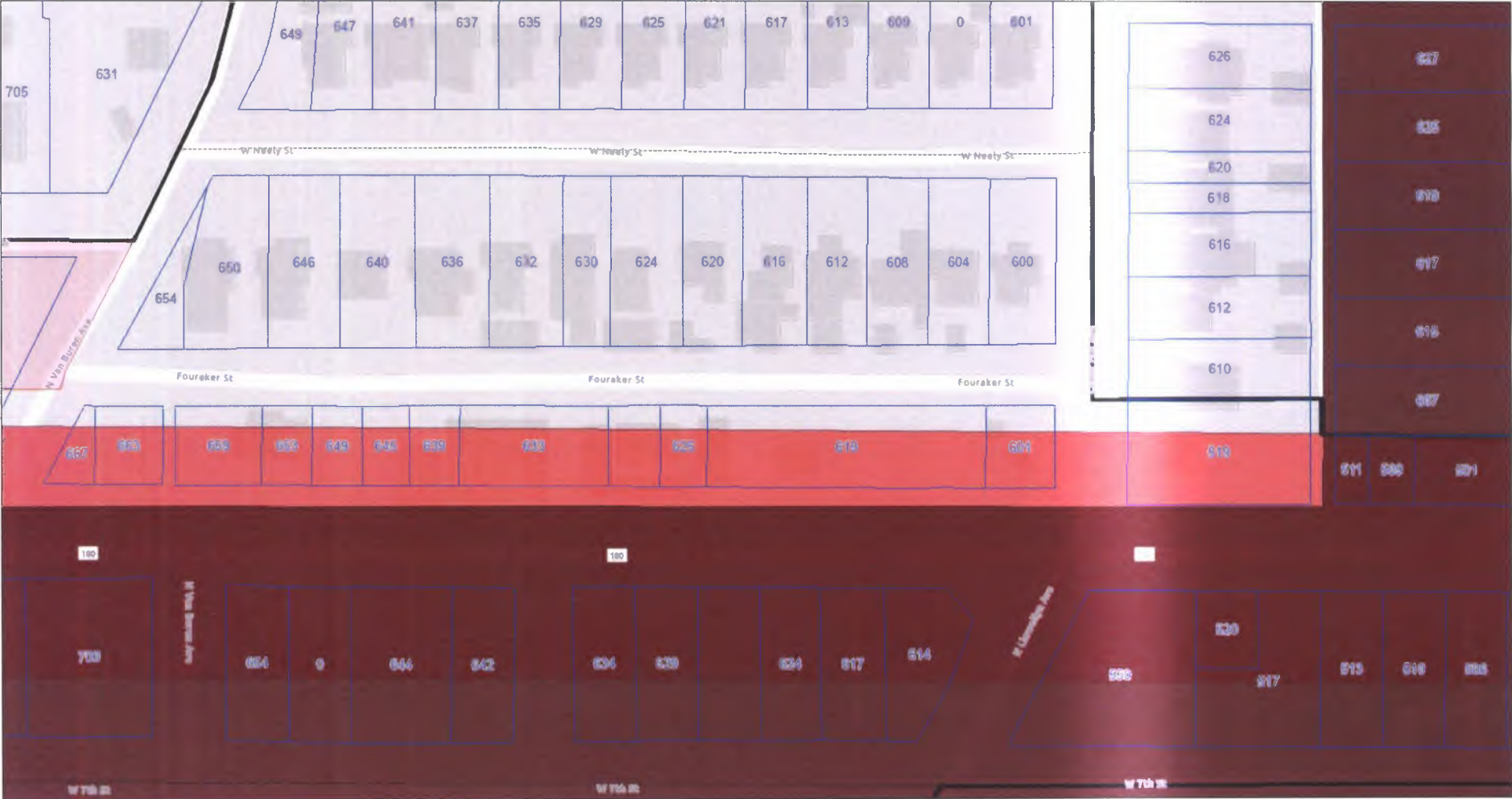
the 11 2024



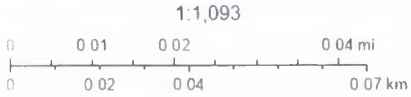
Notary Public in and for Dallas County, Texas

*[Handwritten signature]*

# ArcGIS Web Map



11/6/2024, 3 26:53 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

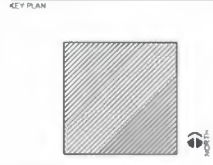
BDA245-009



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**WEST DAVIS FOOD MART**

807 W DAVIS ST  
DALLAS, TEXAS 75208 4745

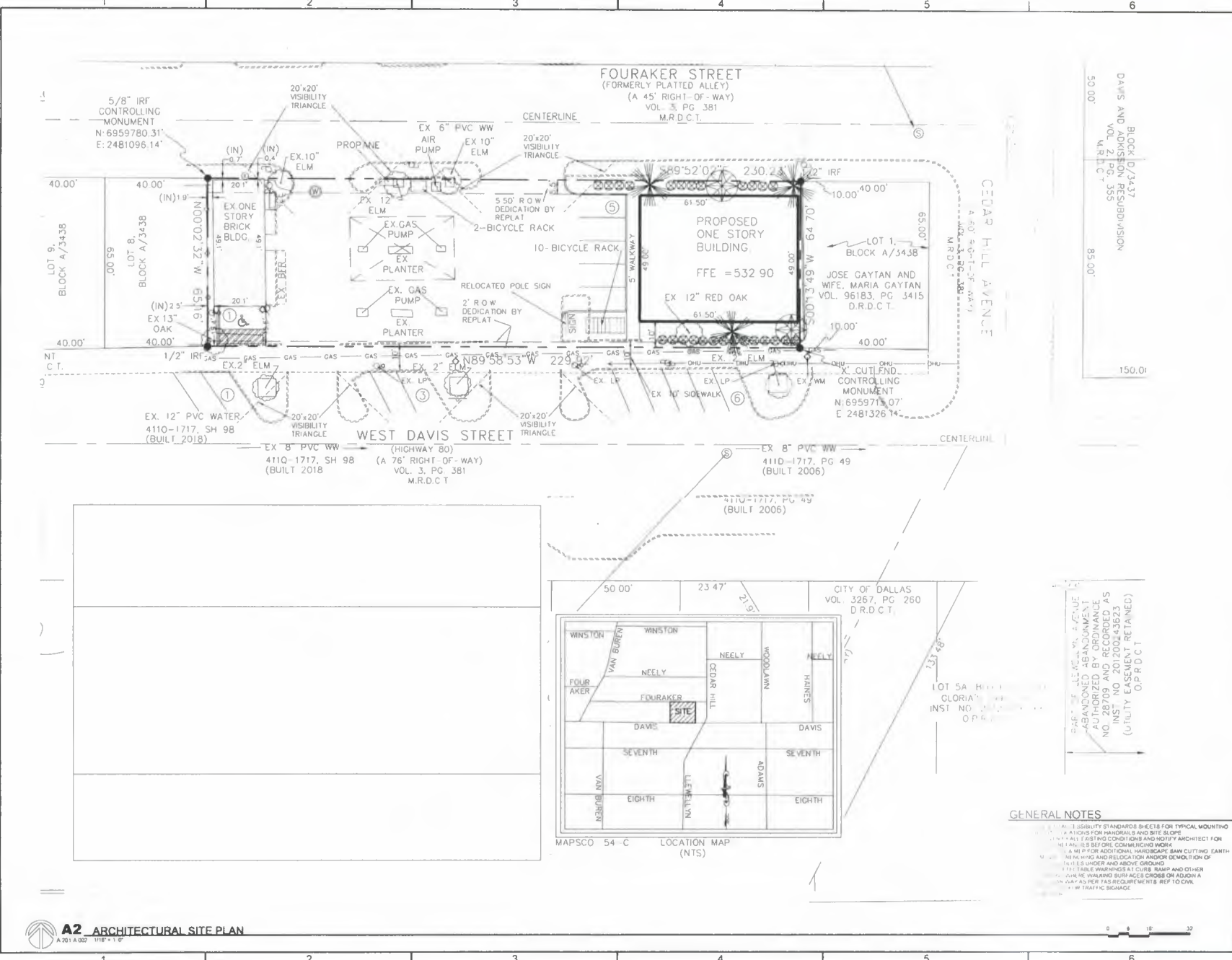


NO.	DATE	DESCRIPTION	PROJECT NO.
08/12/2023	PERMIT ISSUE		180221181

**ARCHITECTURAL SITE PLAN**

**A-002**

*BDA245-009*



ABANDONED REINFORCEMENT  
AUTHORIZED BY ORDINANCE  
NO. 28709 AND RECORDED AS  
INST. NO. 2012004-3623  
(UTILITY EASEMENT RETAINED)  
O.P.R.D.C.T.

- GENERAL NOTES**
- 1. ALL VISIBILITY STANDARDS SHEETS FOR TYPICAL MOUNTING
  - 2. ALL EXISTING UTILITIES TO BE MAINTAINED AND NOT TO BE
  - 3. ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT FOR
  - 4. ALL UTILITIES TO BE MAINTAINED AND NOT TO BE
  - 5. ALL UTILITIES TO BE MAINTAINED AND NOT TO BE
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WALL NOTATION LEGEND	
WALL GROUP	FLOOR FINISH
WALL GROUP	PARTITION WALL
WALL GROUP	CONCRETE
WALL GROUP	BRICK
WALL GROUP	GLASS
WALL GROUP	METAL
WALL GROUP	WOOD
WALL GROUP	OTHER

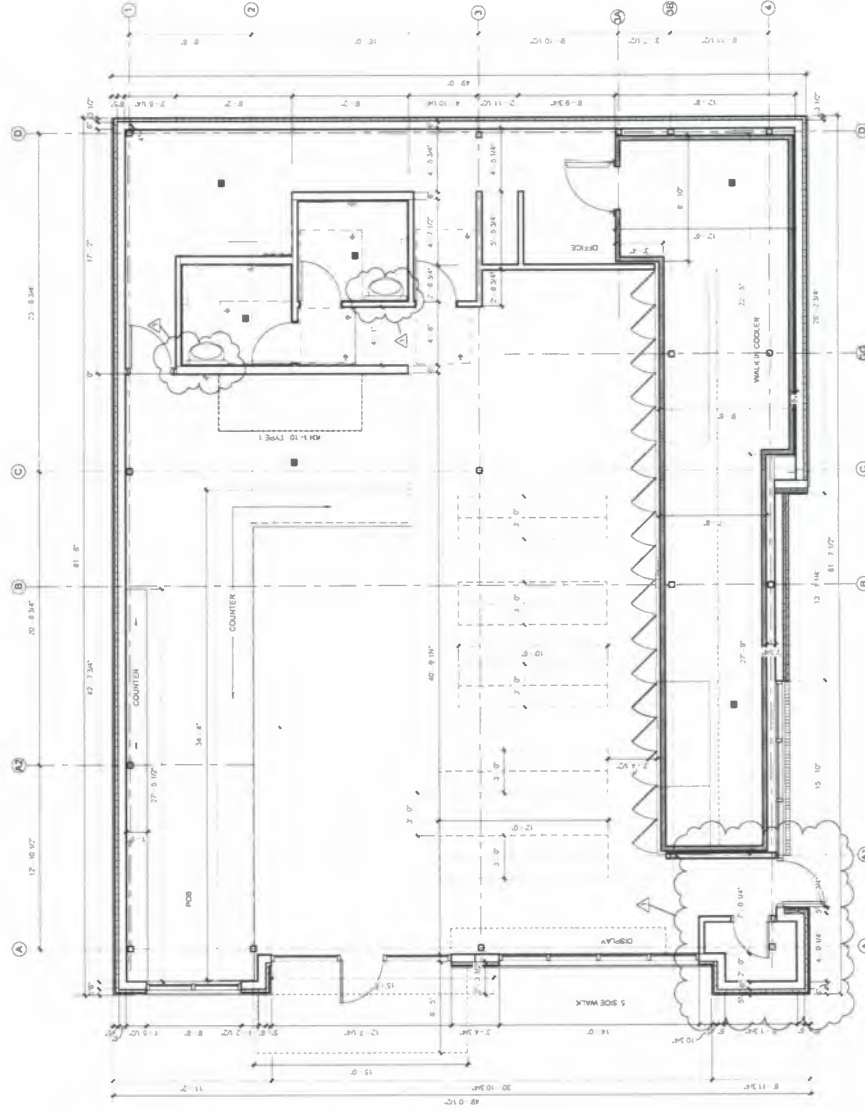
**PARTITION LEGEND**  
THE FOLLOWING PARTITION SYMBOLS AND TWO DIMENSIONAL SYMBOLS USED BY THE CONSTRUCTION DOCUMENT FOR THIS PROJECT ARE USED TO INDICATE THE TYPE OF WALL AND THE LOCATION OF PARTITION WALLS. ALL PARTITION WALLS ARE TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE APPLICABLE CODES AND SPECIFICATIONS. REFER TO CODE PLAN G-020 FOR WALLED WALLS.

**PARTITION CONSTRUCTION**  
1. WOOD FRAMING STEP  
2. 2x4 LUMBER  
3. 5/8" GALV. STEEL STUDS @ 16" O.C.  
4. 1/2" Gypsum BOARD ON EACH SIDE  
5. METAL STUDS TYPE X GYPSUM BOARD ON EACH SIDE  
6. METAL STUDS TYPE X GYPSUM BOARD ON EACH SIDE  
7. METAL STUDS TYPE X GYPSUM BOARD ON EACH SIDE  
8. METAL STUDS TYPE X GYPSUM BOARD ON EACH SIDE  
9. METAL STUDS TYPE X GYPSUM BOARD ON EACH SIDE  
10. METAL STUDS TYPE X GYPSUM BOARD ON EACH SIDE

**PARTITION CONDITION**  
1. PARTITION WALL SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE APPLICABLE CODES AND SPECIFICATIONS. REFER TO CODE PLAN G-020 FOR WALLED WALLS.  
2. PARTITION WALL SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE APPLICABLE CODES AND SPECIFICATIONS. REFER TO CODE PLAN G-020 FOR WALLED WALLS.  
3. PARTITION WALL SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE APPLICABLE CODES AND SPECIFICATIONS. REFER TO CODE PLAN G-020 FOR WALLED WALLS.

**BUILDING PLAN GENERAL NOTES**  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**GENERAL NOTES**  
1. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES AND REGULATIONS.  
2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES AND REGULATIONS.



**A1 DIMENSIONED FLOOR PLAN**

**WEST DAVIS FOOD MART**

**FLOOR PLAN - DIMENSION**

**A-111**

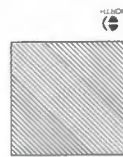
**KXD DESIGN STUDIO**



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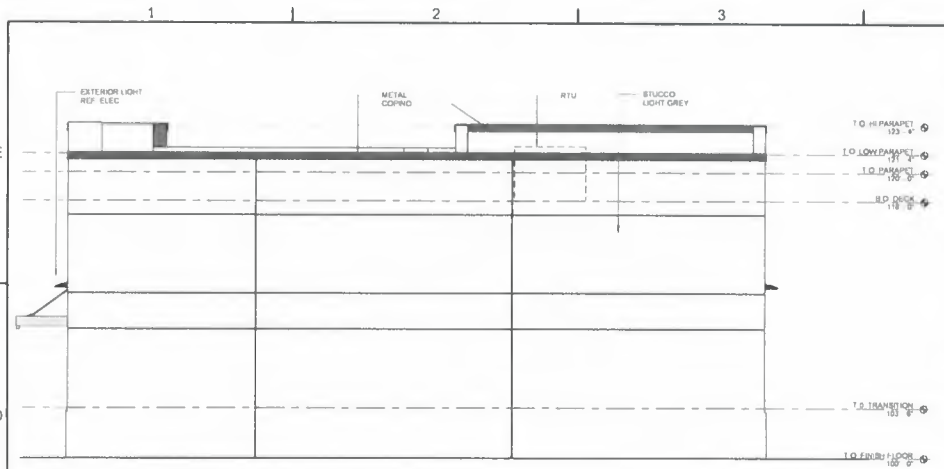
**WEST DAVIS FOOD MART**

407 W DAVIS ST  
DALLAS, TEXAS 75208 4746

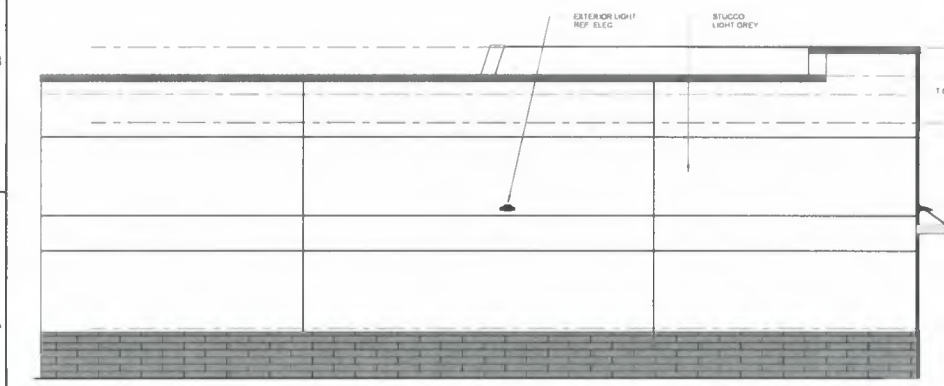


**REVISIONS**  
NO. DESCRIPTION  
DATE

*BOA245-009*



**C1 EAST ELEVATION (REAR)**  
A 121 A 202 18'-0" x 1'-0"



**A1 NORTH ELEVATION**  
A 121 A 202 18'-0" x 1'-0"

**MATERIAL PERCENTAGES PER ELEVATION**

**SOUTH (RIGHT) ELEVATION - # A1**

	SF	%
A BRICK	348.2	28%
B STONE VENEER	83.7	7%
C FIBER CEMENT SIDING	298.5	24%
D METAL (AWNING & OTHER)	5.8	0%
E 3 STEP STUCCO	404.1	33%
F GLAZING	92.8	8%
<b>NET FAÇADE AREA =</b>	<b>1233.0</b>	<b>100%</b>

**TOTAL SURFACE AREA = 1233.0**

**NORTH (LEFT) ELEVATION - # A1**

	SF	%
A BRICK	0.0	0%
B STONE VENEER	178.8	15%
C FIBER CEMENT SIDING	0.0	0%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	1009.7	85%
F GLAZING	0.0	0%
<b>NET FAÇADE AREA =</b>	<b>1188.6</b>	<b>100%</b>

**TOTAL SURFACE AREA = 1188.6**

**WEST (FRONT) ELEVATION - # C1**

	SF	%
A BRICK VENEER	0.0	0%
B STONE VENEER	133.2	11%
C FIBER CEMENT SIDING	136.8	12%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	597.5	51%
F GLAZING	311.3	26%
<b>NET FAÇADE AREA =</b>	<b>1178.8</b>	<b>100%</b>

**TOTAL SURFACE AREA = 1178.8**

**EAST (BACK) ELEVATION - # C1**

	SF	%
A BRICK	0.0	0%
B STONE VENEER	0.0	0%
C FIBER CEMENT SIDING	0.0	0%
D METAL (AWNING & OTHER)	0.0	0%
E 3 STEP STUCCO	1180.3	100%
F GLAZING	0.0	0%
<b>NET FAÇADE AREA =</b>	<b>1180.3</b>	<b>100%</b>

**TOTAL SURFACE AREA = 1180.3**

**OVERALL**

	SF	%
A BRICK	348.2	8%
B STONE VENEER	395.7	9%
C FIBER CEMENT SIDING	435.2	10%
D METAL (AWNING & OTHER)	5.8	0%
E 3 STEP STUCCO	3191.6	73%
F GLAZING	404.1	9%
<b>NET FAÇADE AREA =</b>	<b>4376.6</b>	<b>100%</b>

**TOTAL SURFACE AREA = 4376.6**

- 807 W DAVIS ST. WEST DAVIS FOOD MART. 1ST FLOOR. 12' x 18' ARCHITECTURAL DESIGN STANDARDS**
- SECTION 31P.030 12' ARCHITECTURAL DESIGN STANDARDS**
- A. APPLICATION:** These standards apply to all new construction of a building or non-residential use.
- B. PURPOSE:** The purpose of these standards is to establish minimum standards for the design and construction of buildings and to provide a basis for the review and approval of building plans.
- C. PLAN REVIEW:** The plan reviewer shall review any plan submitted to determine whether it complies with the standards of this section.
- D. BUILDING ORIENTATION:** The primary facade of new construction on a vacant lot must face the street.
- E. EXPLANATION:** Have to the use and function of the new construction in relation to the existing building. (See Florida Statute 178.01(1) for definition of primary facade.)
- F. ENTRANCE:** The entrance to a building shall be clearly defined and shall be centrally located on the primary facade. The entrance shall be clearly defined by a recessed porch or canopy. The entrance shall be clearly defined by a recessed porch or canopy. The entrance shall be clearly defined by a recessed porch or canopy.
- G. MATERIALS:** The materials used in the construction of a building shall be of a quality and type that will provide a durable and attractive appearance. The materials shall be of a quality and type that will provide a durable and attractive appearance.
- H. FACADE:** The facade of a building shall be clearly defined and shall be centrally located on the primary facade. The facade shall be clearly defined by a recessed porch or canopy. The facade shall be clearly defined by a recessed porch or canopy.
- I. MATERIALS:** The materials used in the construction of a building shall be of a quality and type that will provide a durable and attractive appearance. The materials shall be of a quality and type that will provide a durable and attractive appearance.
- J. WINDOWS:** The windows of a building shall be clearly defined and shall be centrally located on the primary facade. The windows shall be clearly defined by a recessed porch or canopy. The windows shall be clearly defined by a recessed porch or canopy.

**GENERAL NOTES**

- A. ALL WALLS SHALL BE CONCRETE MASONRY UNITS - NOT USED
- B. ALL WALLS SHALL BE CONCRETE MASONRY UNITS - NOT USED
- C. ALL WALLS SHALL BE CONCRETE MASONRY UNITS - NOT USED
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**KEY NOTES**

- A. ALL WALLS SHALL BE CONCRETE MASONRY UNITS - NOT USED
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**ixd STUDIO**

**WEST DAVIS FOOD MART**

807 W DAVIS ST  
DALLAS, TEXAS 75206 4746

KEY PLAN

1 10/20/20 CITY COMMENTS

2 08/10/20 PERMIT ISSUE

NO DATE DESCRIPTION

PROJECT NO 2211 01

**EXTERIOR ELEVATIONS**

**A-202**

BDA245-009



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**WEST DAVIS FOOD MART**

807 W DAVIS ST  
DALLAS, TEXAS 75208 4748

KEY PLAN

REV#\_02

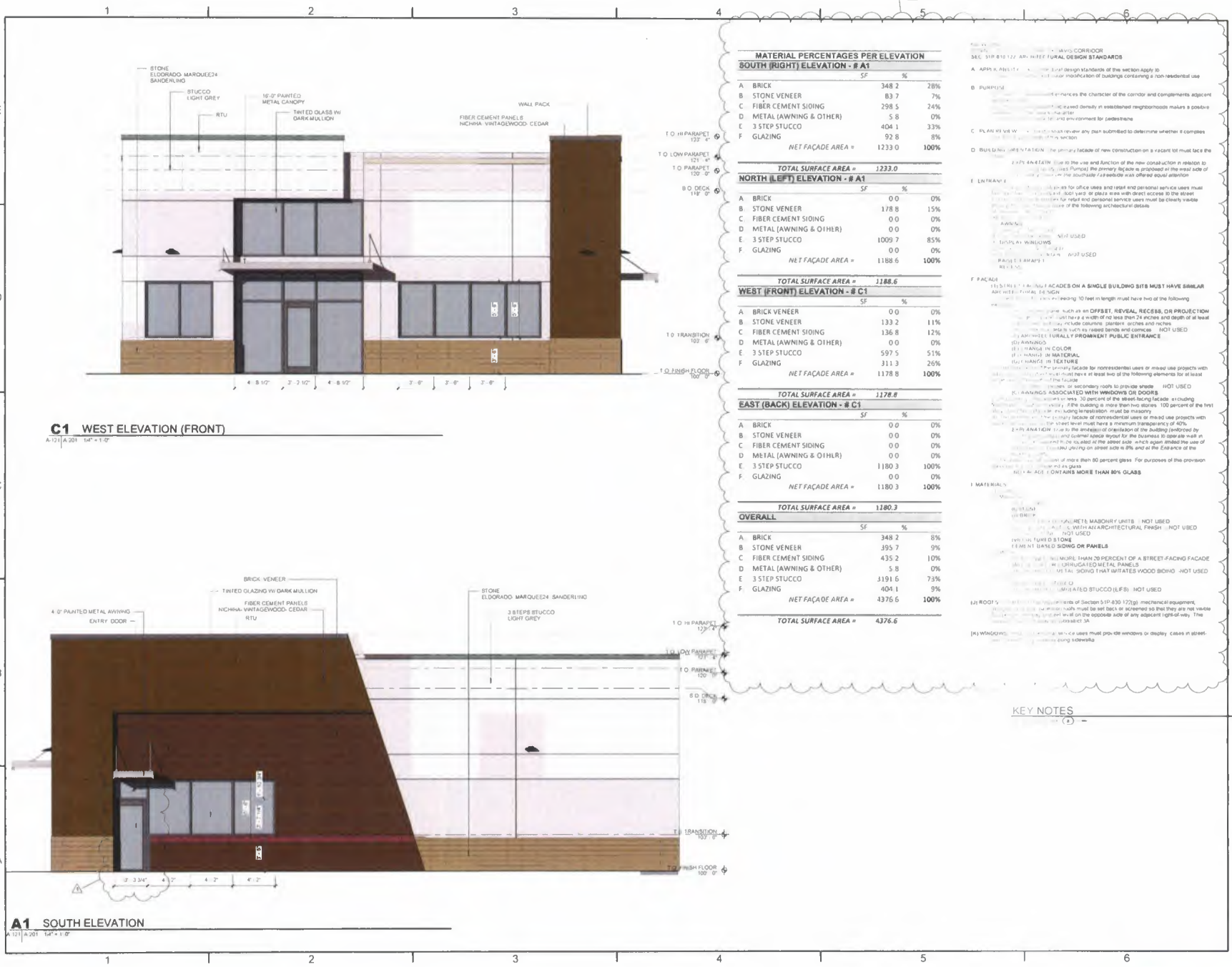
NO.	DATE	DESCRIPTION
1	10/26/23	CITY COMMENTS
2	08/15/23	PERMIT ISSUE
3	08/15/23	DESCRIPTION

PROJECT HQ231101

**EXTERIOR ELEVATIONS**

**A-201**

BDA245-009

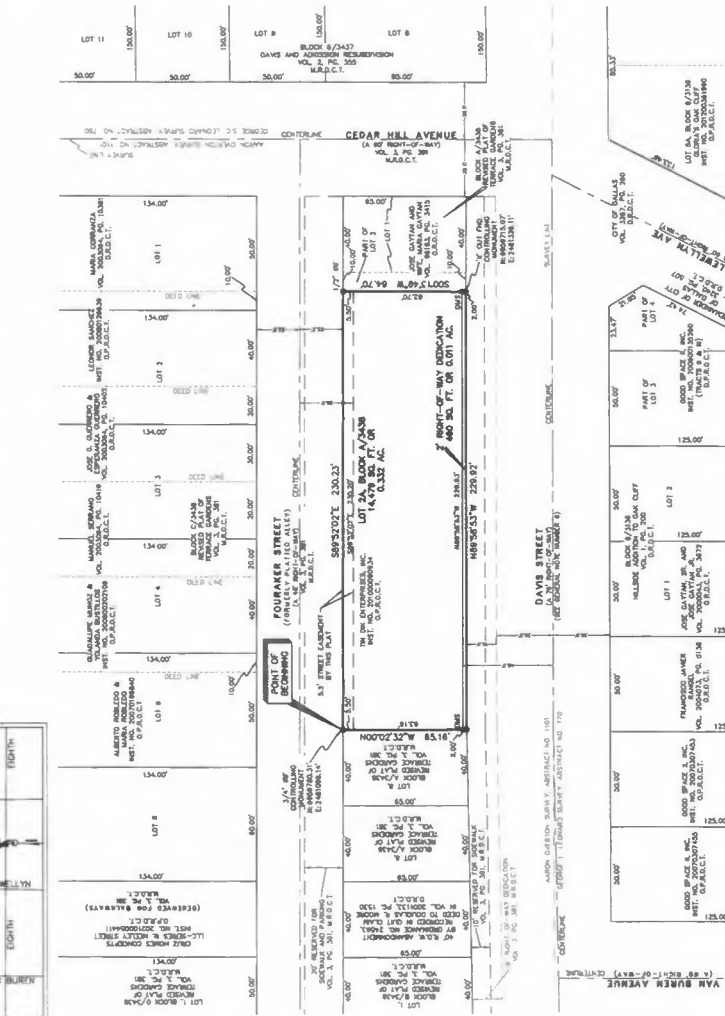


**KEY NOTES**

- (1) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 IBC AND 2021 DAVIS CORRIDOR.
- (2) ALL DESIGN STANDARDS OF THIS SECTION APPLY TO ALL WORK UNLESS INDICATED OTHERWISE.
- (3) THE CHARACTER OF THE CORRIDOR AND COMMENTS ADJACENT TO THE CORRIDOR SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- (4) THE DESIGNER SHALL REVIEW ANY PLAN SUBMITTED TO DETERMINE WHETHER IT COMPLETES THE DESIGN INTENT OF THIS SECTION.
- (5) THE PRIMARY FAÇADE OF NEW CONSTRUCTION ON A VACANT LOT MUST FACE THE CORRIDOR.
- (6) THE DESIGNER SHALL REVIEW THE USE AND FUNCTION OF THE NEW CONSTRUCTION IN RELATION TO THE EXISTING BUILDING AND THE CORRIDOR.
- (7) THE DESIGNER SHALL PROVIDE CLEAR ACCESS TO THE STREET FOR PEDESTRIANS AND BICYCLISTS.
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- (100) THE DESIGNER SHALL PROVIDE CLEAR ACCESS TO THE STREET FOR PEDESTRIANS AND BICYCLISTS.

GENERAL NOTES:  
1. THE SHOWN LOT LINES SHALL BE THE PROPERTY LINE UNLESS SHOWN OTHERWISE.  
2. THE SHOWN LOT LINES SHALL BE THE PROPERTY LINE UNLESS SHOWN OTHERWISE.  
3. THE SHOWN LOT LINES SHALL BE THE PROPERTY LINE UNLESS SHOWN OTHERWISE.  
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7. THE SHOWN LOT LINES SHALL BE THE PROPERTY LINE UNLESS SHOWN OTHERWISE.  
8. THE SHOWN LOT LINES SHALL BE THE PROPERTY LINE UNLESS SHOWN OTHERWISE.

OWNERS CERTIFICATE:  
WE, THE UNDERSIGNED, HAVE CAUSED TO BE PREPARED AND RECORDED THIS INSTRUMENT FOR THE PURPOSE OF TRANSFER OF INTEREST IN THE PROPERTY DESCRIBED HEREIN TO THE PERSON OR PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT, AND WE HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF SAID PROPERTY AND THAT WE ARE NOT A MINOR, AN INCOMPETENT, OR A PERSON UNDER A LEGAL DISABILITY.  
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR SIGNS AT THE CITY OF DALLAS, TEXAS, THIS 10th DAY OF FEBRUARY, 2023.  
NAME OF PERSON WHO SIGNED: (Name of person who signed, as (State of business), or (Name of individual)  
DATE: 10/19/2023



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

The line holder or mortgagee consents with the Owner's Certificate and agrees to acknowledge to the provisions of the Owner's Declaration.

BY: SHAM SODIHA, OWNER

STATE OF TEXAS

COUNTY OF DALLAS

DATE: 10/19/2023

WITNESSES: (Name of witness 1), (Name of witness 2)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, at \_\_\_\_\_, Texas. I, \_\_\_\_\_, Notary Public in and for the State of Texas, being duly sworn, do hereby certify that the above-named person or persons are the legal owner(s) of the premises described herein and that the execution of this instrument is a voluntary act on the part of the person or persons whose names are set forth in the foregoing instrument, and I have read to them the contents of this instrument and they acknowledge its contents and the effect of this instrument.

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED, HAVE CAUSED TO BE PREPARED AND RECORDED THIS INSTRUMENT FOR THE PURPOSE OF TRANSFER OF INTEREST IN THE PROPERTY DESCRIBED HEREIN TO THE PERSON OR PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT, AND WE HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF SAID PROPERTY AND THAT WE ARE NOT A MINOR, AN INCOMPETENT, OR A PERSON UNDER A LEGAL DISABILITY.

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NAME OF PERSON WHO SIGNED: (Name of person who signed, as (State of business), or (Name of individual)

DATE: 10/19/2023

PEISER & MANKIN SURVEYING, LLC

4350 WEST LOOP WEST, SUITE 1000  
DALLAS, TEXAS 75244  
TEL: 214-343-7777  
WWW.PEISERANDMANKIN.COM

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